DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-1158-19**	**Applicant:**	**Platform Housing Limited**
Proposal:	Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works - approved under H15-0203-19. Modification of Condition 2 to allow amendments to previously approved plans		
Location:	Main Road Quadring Spalding		
Terminal Date:	10th November 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
06	Developer Contributions
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
12	Reserve Sites
28	The Natural Environment
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0

WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works - approved under H15-0203-19. Modification of Condition 2 to allow amendments to previously approved plans.

Since submission additional information has been received to address levels on the site and to improve the fencing on the site.

Site Description

The application site is set back from Main Road. Main Road is an A road which provides access to the A16 to Spalding, via Gosberton and the A52 at Donington. The site amounts to 0.69 in area and is under construction.

To the west of the site is a modern housing estate with predominantly detached properties served by cul de sacs. The properties have off street parking and gardens to the front and rear. To the east along Main Road are a number of larger properties with outbuildings. The access to the site is along an existing access to the buildings, from Main Road, the access travels between a front garden to the north and red brick buildings associated with the residential property to the south.

To the north west of the site runs a drainage ditch as shown on the proposed site layout plan. There are also a number of trees on the site.

History

H15-0203-19. Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works. Approved 16-07-19.

H15-0672-16. Demolition of existing structures and erection of 9 houses along the access, landscaping and associated works. Approved 04-08-17.

Consultation Responses

SHDC Housing Strategy

There are no revisions to the affordable housing mix so no further comments to make.

LCC Highways & SUDS Support

Does not wish to restrict the grant of permission.

Welland and Deepings Internal Drainage Board

No comment.

Third Parties One objection.

The change to visual look of the canopies that has been proposed will bring down the overall look of the development. It will have an adverse effect on the finished visual quality of the development.

Planning Considerations

The principle of this development has been accepted, so the matters to be considered are the impact on the proposed changes on residents and the visual quality of the development.

It is considered that the removal of gable window features and the replacement of the pitched porches with flat porches would not impact unduly on the quality of this development, given the context of the wider development.

The increase in the heights of fencing to certain boundaries will result on the development having a lessened impact on the neighbouring dwellings. This is considered to be acceptable and in accordance with Policies 2 and 3 of the SELLP.

Conclusion

Approve.