

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0035-19 **Applicant:** Centric Homes Ltd

Proposal: Proposed pair of detached dwellings - approved under H16-0994-16 - Modification of Condition 2 to allow amendments to previously approved plans

Location: Hillagom 76 Little London Spalding

Terminal Date: 11th March 2019

Planning Policies

Local Plan July 2006:

2	Development Management
3	Design of New Development
36	Vehicle and Cycle Parking
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	5	0	0	0

CASE OFFICER ASSESSMENT

This is a planning application under section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of H16-0994-16. Full planning permission was granted for a proposed pair of detached

dwelling at land adjacent to Hillagom, 76 Little London, Spalding. The aim of this application is to provide an independent site access for the pair of houses approved. After conducting a site visit, ongoing works have been reported for the foundations of the approved houses although the driveway has not been built yet.

Representations

Residents

Five resident objections have been received although two of them cannot be taken into consideration as they were sent after the consultation deadline. The following issues have been raised:

- Residents at Little London use the entrance of Mayfair Drive to turn their vehicles around.
- The arrival of new residents will increase the vehicular traffic at the junction of Mayfair Drive/Little London posing further risk to road users.
- Insufficient car parking spaces would make drivers park on Mayfair Drive which would obstruct traffic and reduce visibility approaching from/to Spalding Common.

Ward member

There is support to the resident objections.

Lincolnshire County Council

No objections.

It is only required that the applicant bear in mind the provisions of Section 184 of the Highways Act 1980 and contact the county council for further details.

Proposal

The development is located at the northern side of Little London and adjacent to Mayfair Drive. The previous permission provided access to the pair of houses through the vehicular access on the edge of Little London and the drive of Hillagom.

This application is proposing to relocate the access to the pair of houses. The driveways of the detached houses will be connected with existing site access off Mayfair Drive. Currently, this access is only serving a barn located beyond the rear boundary of the site. The number of car parking spaces provided to the front of the residential buildings are acceptable given the scale of these properties.

The block plan submitted with this application also refers to the boundary treatment and landscaping strategy which would remain as approved. 1.8 metre high close board fencing would be on all site boundaries excepting the front as well as between the houses to delimit each residential plot. The trees in close proximity with the front boundary would be preserved and those two to the front of Hillagom would be removed to create driveway and parking spaces.

Conclusion and recommendation

The design of the proposed vehicular access and driveway is acceptable in terms of standards of vehicle movement and road user safety. The number of car parking spaces anticipated to the front of the houses would be sufficient to avoid other vehicles to park in Mayfair Drive. The lack of objection from the County Highway Authority underpins this conclusion.

In view of that, the proposal is in accordance with Policy SG14, SG15 and SG17 of South Holland Local Plan; Policy 2, 3 and 36 of South East Lincolnshire Local Plan; and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application via delegated decision.