

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0113-19 **Applicant:** Seagate Homes Ltd

Proposal: Residential development of 10 dwellings with associated parking and garages - approved under H16-1163-15. Amendments to include revised chimney position to plots 1-3. Changing first floor plan/layout of plots 4 and 5 including additional roof light to make better use of space. Updating landscaping and boundary drawings to changes for Internal Drainage Board regarding access.

Location: Land Off Banbury Close Spalding Lincs

Terminal Date: 28th February 2019

Planning Policies

Local Plan July 2006:

SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This is an application for the following amendments to the approved plans:

- Amend boundary treatment and landscaping around plot 1 to allow access for drain maintenance;
- Extend the first floor of plots 4 and 5 across the width of the dwellings for additional space, and the addition of a roof light for a new dressing area; and
- Remove the external chimney breast to plots 1 to 3 and replace with a GRP chimney stack.

Overall, it is considered that the proposed amendments satisfactorily comply with the criteria of South Holland District Council's Development Control Procedure Note Non-Material Amendments to Planning Permission, and as such is acceptable as a Non-Material Amendment.