DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0158-19**	**Applicant:**	**Welland Homes**
Proposal:	Proposed residential development - approved under H16-1245-16. Amendments to site plan and boundaries		
Location:	Parkside Crescent Park Road Spalding		
Terminal Date:	12th March 2019		

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This application seeks to amend the approved plans for Parkside Crescent as follows:
- Repositioning of the footpath positioned to the front of plot 4;
- The addition of a 900mm high bow-top railing to be added along the southern edge of the parking court and southern side of plot 5 to reduce the likelihood of members of the public cutting across the private parking court from the railway footbridge, as recommended by the applicants Police Liaison Officer; and
- Change southern fence to rear garden of plot 5 from 1.8m fence with concrete post and timber panels to timber fence and timber posts.

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 are acceptable as a Non-Material Amendment.