DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0778-18**	**Applicant:**	**Country Court Care Ltd**
Proposal:	Proposed care home facility (C2) including new access, car parking areas, amenity space and associated landscaping - approved under H16-1037-16 - Modification of Condition 2 to allow amendments to previously approved plans and increase (100mm) to height of lower roof sections for constructional purposes		
Location:	Former Goodfellows School Spalding Common Spalding		
Terminal Date:	31st October 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG11	Sustainable Urban Drainage Systems (SUDS)
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 2018

Section 2
Section 4
Section 8
Section 12

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	2	0

CASE OFFICER ASSESSMENT

Proposal

This is an application to vary a recent planning permission for a Proposed care home facility (C2) including new access, car parking areas, amenity space and associated landscaping - approved under H16-1037-16 - Modification of Condition 2 to allow amendments to previously approved plans and increase (100mm) to height of lower roof sections for constructional purposes.

Consutation Responses

SHDC Environmental Health - No objections

SHDC Environmental Protection - No objection

LCC Highways and SUDS - No observations

Local Residents - No responses received

Considerations

The revised plans indicate minor design alterations, including the formation of dormer windows and more detailed bay detailing.

It is considered that the works, in the context of the development as a whole, are minor in nature and would not result in an unacceptable development. The proposals would not lead to a loss of residential amenity to neighbouring residents.

Conclusion

Approve, subject to the conditions set out.