

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H16-0966-18      **Applicant:** Mr & Mrs G Whitwell  
**Proposal:** Residential development - Erection of dwelling - outline approval H16-0242-18  
**Location:** Burr Lane Spalding  
**Terminal Date:** 3rd December 2018

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### Planning Policies

#### Local Plan July 2016:

|      |                                                                       |
|------|-----------------------------------------------------------------------|
| SG1  | General Sustainable Development                                       |
| SG2  | Distribution of Development                                           |
| SG4  | Development in the Countryside                                        |
| SG14 | Design and Layout of New Development                                  |
| SG17 | Protection of Residential Amenity                                     |
| HS7  | New Housing in the Open Countryside including Other Rural Settlements |

#### National Guidance

#### National Planning Policy Framework 2018

The presumption in favour of sustainable development  
 Section 5 - Delivering a sufficient supply of homes  
 Section 12 - Achieving well-designed places  
 Section 14 - Meeting the challenge of climate change, flooding and coastal change

### Representations:

|                                             | Object | Support | No Obj. | Comments |
|---------------------------------------------|--------|---------|---------|----------|
| WARD MEMBER                                 | 0      | 0       | 0       | 0        |
| HIGHWAYS & SUDS<br>SUPPORT                  | 0      | 0       | 0       | 1        |
| SOUTH HOLLAND<br>INTERNAL DRAINAGE<br>BOARD | 0      | 0       | 0       | 1        |
| SHDC INTERNAL                               | 0      | 0       | 0       | 1        |
| OTHER STATUTORY<br>BODIES                   | 0      | 0       | 0       | 1        |

## **CASE OFFICER ASSESSMENT**

This is a full planning application for the erection of a dwelling on land off Burr Lane, Spalding. The site is outside the defined settlement limits of Spalding as set out in the South Holland Local Plan (2006), however outline planning permission has recently been granted (ref. H16-0242-18) for one dwelling on the site and so the principle of residential development on the application site has already been established.

The surrounding area is characterised by dwellings of varying type, design and age. There are bungalows to the west and a large detached dwelling on the opposite side of Burr Lane. Permission has recently been granted for 3 large detached dwellings on land to the south-west.

Given that the principle of residential development on the site has already been established, it is considered that it is necessary only to consider the finer details of the proposed development.

The proposed dwelling would be a large 6 bed detached property spread across 3 floors. The roof space would be utilised for the master bedroom and storage. A detached garage and hobby/games room is proposed.

The proposed design and materials of construction are acceptable given that those of existing development in the vicinity are varied. Furthermore, it is considered that the site is capable of accommodating a dwelling of that scale, and this would not be out of keeping with existing development and that currently under construction in the vicinity.

In terms of residential amenity, there would be no issues of overlooking as the nearest property to the west is approx. 27m away and there are no dwellings to the east. It would also not have an overbearing or overshadowing effect due to its location in relation to other properties nearby.

The proposed boundary treatment (1.8m close boarded fence on eastern and western boundaries, 1.2m close boarded fence to front boundary and 1.2m high planting bank to the rear) and landscaping scheme is appropriate for the site.

Finished floor levels are to be at 3.1m ODN in accordance with the submitted flood risk assessment.

The standard contaminated land condition was imposed on the outline permission at the request of SHDC Environmental Protection. An Environmental Assessment has been submitted with this application, and is to the satisfaction of Environmental Protection.

The South Holland Internal Drainage Board have requested that ground investigation be undertaken to determine the infiltration potential of the site for the disposal of surface water. However, the site is not in an area of South Holland where we would normally request this.

LCC Highways/SUDS does not wish to restrict the grant of permission.

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG2, SG4, SG14 and SG17 of the South Holland Local Plan (2006), as well as Sections 12 and 14 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.