

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1039-18 **Applicant:** Geda Construction

Proposal: Demolition of existing properties and erection of 48 dwellings with associated access, hard and soft landscaping and parking - approved under H16-1083-16. Addition of bathroom windows at first floor on Plots 10, 13-19, 20, 23, 26-30, 33-36, 39-40, 45 and 48.

Location: 2 St Johns Road Spalding

Terminal Date: 12th November 2018

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
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 to amend the approved plans (H16-1083-16) due to the addition of bathroom windows at first floor on Plots 10, 13-19, 20, 23, 26-30, 33-36, 39-40, 45 and 48. The windows are to be located on the side elevations of the properties and are fairly small in size. It would not result in a fundamental change to the design of the dwellings and there should be no issues of overlooking due to obscure glazing.

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.