DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1113-18**	**Applicant:**	**Gemmix Ltd**
Proposal:	Erection of three-bed dwelling - resubmission of H16-0611-18		
Location:	Bourne Road Spalding		
Terminal Date:	4th January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)

National Guidance

National Planning Policy Framework 2018

Section 2. Achieving sustainable development
Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is re-submission of planning application ref. H16-0611-18. Planning permission was granted to erection of three-bed dwelling at 74 Bourne Road, Spalding.

The reason of the re-submission is to obtain planning permission without adding Condition 4 of H16-0611-18 as to flood risk mitigation measures and propose external materials for the dwelling.

The site is out of any potential flood risk according to Residual Flood Hazard Spalding 2115 (1% fluvial/0.5% tidal) map in South East Lincolnshire Strategic Flood Risk Assessment (March 2017). Environment Agency has not ever been consulted about this proposal in accordance with Appendix C of South East Lincolnshire Strategic Flood Risk Assessment (March 2017). Flood Risk Assessment report by Shayne Andrews Design and Architecture Ltd. was anyhow submitted with planning application documents. It is accordingly concluded that a condition requiring the implementation of flood risk mitigation measures can be omitted if requested although it might have also be imposed for best practice as previously did.

Following Condition 3 of H16-0611-18, a schedule of external materials has been submitted. The proposed materials would confer an appropriate appearance to the proposed dwelling being in keeping with existing materials in the adjacent properties.

The Highways Authority has no objections. The Council Historic Environment Officer has stated that there would be no archaeological impact. One resident has objected the proposal. However, this has no merit at this later stage because planning permission to identical proposal has been recently granted.

In light of the considerations above, the proposed development complies with Policy SG1, SG14, SG17 and HS4 of South Holland Local Plan (2006) as well as Section 2 and 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.