SM_0152_001

4th December 2018

Polly Harris-Gorf
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

By Planning Portal Submission

Dear Polly,

S.73 Minor Material Amendment to Planning Permission H16-0283-17, Residential Development of 20 Dwellings at Land Off Willow Walk, Spalding

Further to our meeting of 14th November 2018 I am pleased to enclose an application for a minor material amendment in relation to the above planning permission. It is proposed that the scheme will be amended by way of variation of Condition 2 (approved drawings) in relation to various minor changes and improvements to the scheme, as well as variation of Condition 13 and Condition 14 relating to the delivery of the access road. I set out below the proposed amendments in detail as they relate to each condition proposed to be varied.

Condition 2 – Approved Drawings

Drawings to be removed:

- 358.SL.01 – Proposed Site Layout & Site Location Plan
- 358.P1.01 – Plots 1-5 Proposed Elevations
- 358.P10.01 – Plots 10-14 Proposed Elevations
- 358.P10.02 – Plots 10-14 Proposed Floor Plans
- 358.P17.01 – Plots 17-20 Proposed Elevations
- 358.P17.02 – Plots 17-20 Proposed Floor Plans

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Drawings for approval:

- 18012-0101-P02 – Proposed Site Layout & Site Location Plan
- 18012-0202-P01 – Plots 1-5 Proposed Elevations
- 18012-0200-P04 – Plots 10-14 Proposed Floor Plans & Elevations
- 18012-0201-P04 – Plots 17-20 Proposed Floor Plans & Elevations

Proposed Amendments – Plots 1-5

1. Steps replaced with ramps to accommodate level change at rear.

Proposed Amendments – Plots 10-14

1. Removal of dormers and rooflights;
2. Amendments to internal layout, retaining angled primary windows and obscure-glazed secondary windows to rear elevation first floor as per extant consent;
3. Kitchen windows added to rear elevation at ground floor level, obscure-glazed to 1.7m with privacy screen extended accordingly;
4. Steps replaced with ramps to accommodate level change at rear.

Proposed Amendments – Plots 17-20

1. Removal of dormers and rooflights;
2. Amendments to internal layout;
3. Kitchen windows added to rear elevation at ground floor level;
4. Sill height lowered on former bathroom windows on rear elevation at first floor level;
5. Removal of obscure glazing from first floor windows;
6. Steps replaced with ramps to accommodate level change at rear.

Condition 13 – Estate Road First 50 Metres

It is proposed to vary the existing wording of Condition 13 to read as follows, with amended/additional text highlighted in red:

> **13 No dwellings shall be occupied before the first 50 metres of estate road from its junction with the public highway, including visibility splays, has been completed up to binder course.**

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Condition 14 – Estate Road Delivery Per Dwelling

It is proposed to vary the existing wording of Condition 14 to read as follows, with amended/additional text highlighted in red:

> **14 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority.**

Justification

It is considered that the proposed design amendments set out above will improve both the amenity of future residents of the development, in particular by providing additional light at ground floor level, and improve the amenity of existing neighbouring residents by reducing the overall scale of the development. In respect of Plots 10-14, it is acknowledged that the separation distance between the nearest neighbouring dwellings on Osier Road justifies the approved measures to mitigate any potential overlooking or loss of privacy. These measures are retained in full as part of the amended proposals, and the privacy screen has been extended to cover the proposed new ground floor kitchen windows.

In respect of Plots 17-20, these units have a generous separation distance from the nearest neighbouring dwellings on Willow Walk, measuring 20.5 metres at the closest point. This is considered to be an acceptable distance for the separation of two-storey residential buildings. Given that the proposed dwellings have now been reduced to two-storey with the removal of the previously approved drawings, we consider that the separation distance is now entirely appropriate and the proposed removal of the privacy screens at ground floor level is justified. It should be noted that transparent glazed bedroom windows to the first floor of the north-west elevation are already consented.

In respect of the proposed amendments to highways conditions 13 and 14, we consider that these amendments, which have the effect of requiring the construction of the estate road to be completed prior to occupation rather than commencement of the approved dwellings, is acceptable as it will continue to achieve the intended effect of ensuring that all dwellings are provided with suitable approved access whilst allowing the development to be delivered more efficiently.

I trust that the details set out above along with the enclosed drawings will be acceptable to the local planning authority, and will allow the S.73 application to be registered and

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determined promptly. If you have any queries at all in relation to these proposals, please do not hesitate to contact me at your convenience.

Yours sincerely,

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