DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1255-18**	**Applicant:**	**Mr J Retchless**
Proposal:	Proposed dwelling - approved under H16-0330-17 - Modification of Conditions 2, 4 and 5 to allow amendments to previously approved plans		
Location:	Land Off: Magellan Way Spalding Lincs		
Terminal Date:	14th February 2019		

Planning Policies

Local Plan July 2006:

SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
2	Development Management
3	Design of New Development
28	The Natural Environment
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 15. Conserving and enhancing the natural environment

Representations:

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

CASE OFFICER ASSESSMENT

This is a planning application under section 73 of the Town and Country Planning Act 1990 to vary Conditions 2, 4 and 5 of H16-0330-17 to allow amendments to previously approved plans. Full planning permission was granted for proposed dwelling at land off Magellan Way, Spalding.

Material considerations

Design, scale and layout

The proposal includes the conversion of a quasi-cubic form of the dwelling to a prism-like form and the detachment of approved in-built garage.

The width and depth of the building would be similar to those of the approved dwelling. The maximum apex height would be increased approximately to 8.40 metres. Such height might be in principle excessive in relation with the dimensions of the houses in the vicinity. However, the prism shape of the building would not create an unbearable bulk in terms of visual amenity. Further assessment on this matter is made below. Given the new form of development, there is no green roof and solar PV panels will be installed on both front and rear elevations near the roof ridgeline. Both the original built-on-stilts layout and Passiv house standard would be preserved.

The detached garage would be placed where it was anticipated reinforced grass parking spaces. In doing so, the ancillary development would be set at angle from the western front boundary with the northern end roughly 7 metres from the site boundary and the front elevation approximately 5 metres from the edge of Hudson Road cul-de-sac end. The relationship of the garage with the dwelling is well albeit the position. The scale of the garage would subservient to the main property. A lean-to roof would be provided.

With regards to external materials, steel encased concrete supporting steel pile caps will remain to support the building over the pond. Timber cladding on external walls would be horizontal rather than vertical as approved. On the roof, standing seam sheet cladding would replace profiled sheet cladding which would enhance further the contemporary appearance of the development. No alteration in the joinery.

No alterations have been proposed to the landscape and ecology strategies which were aimed to restore the pond where the dwelling sits.

Overall, the proposed development would be commensurate with the built environment in terms of bulking. The dwelling would be of high-quality design making a positive contribution towards the character of the local area and relating well with the sensitive landscape of the pond.

Impact upon residential amenity

As mentioned above, the maximum apex height is technically excessive whether the scale of the residential development in the adjacent Hudson Road is also taken into account. Notwithstanding this, the prism shape of the dwelling would reduce dramatically the bulk and massing of the development. In addition to that, the separation distance of the dwelling with any adjacent house is at least 21 metres. Therefore, no overbearing effect would be created towards the neighbours living in the cul-de-sac end.

Representations

SHDC Environment Health

No objection after approval of the Remediation Strategy and Verification Plan accordingly amended in view of the alteration to the development.

SHDC Tree Preservation Officer
No objection.

County Highways and Local Lead Flood Authority

No objection.

Residents and members of public

No representation.

Conclusion and recommendation

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG18 of South Holland Local Plan; Policy 2, 3, 28 and 31 of South East Lincolnshire Local Plan; and Sections 12 and 15 of the National Planning Policy Framework.

It is therefore recommended to approve this application via delegated decision.