DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0486-20**	**Applicant:**	**Mr M Yould**
Proposal:	Details of external materials and foul water disposal (Conditions 3 and 8 of H17-0053-20)		
Location:	72 Station Road Surfleet Spalding		
Terminal Date:	14th August 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of external materials and foul water disposal (Conditions 3 and 8 of H17-0053-20)
Residential development of 5 no. detached two-storey dwellings.

Site Description

As host application.

History

H17-0053-20. Residential development of 5 no. detached dwellings. Approved 04-06-20.

H17-0149-19. RESERVED MATTERS. Erection of 5 detached dwellings (Outline Approval H17-0563-16). Approved. 04-04-19.

H17-0563-16. SEC 73 MODIFICATION. Residential development - approved H17-0798-15 - Removal of Condition 6 relating to affordable housing. Approved. 09-08-16.

H17-0798-15. OUTLINE. Residential development. Approved. 02-03-16

Consultation Responses on Original Plans

LCC SUDS

NO OBS
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Welland and Deepings Internal Drainage Board

No response received.

Third parties

None.

Planning Considerations

Condition 3

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The plans have been updated to set out the materials for the dwellings, including the windows/doors, rainwater goods and paving. The details are considered to be an acceptable mix of materials that would be appropriate to this part of Surfleet.

Condition 8

Before the commencement of the development hereby granted beyond oversite, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

The foul water drainage details have been reviewed by LCC and are considered to be acceptable.

Recommendation

Approval of the details submitted.