DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-1029-18**	**Applicant:**	**Mr C Knight**
Proposal:	Demolition of timber framed single-storey dwelling and erection of new timber framed single-storey dwelling (retrospective)		
Location:	41 The Reservoir Surfleet Seas End Spalding		
Terminal Date:	6th December 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
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a retrospective application for the demolition of a timber framed single-storey dwelling and erection of new timber framed single-storey dwelling at 41 The Reservoir, Surfleet Seas End.

The replacement would be 5.4m wide by 6m deep and the ridge would be no more than 3.4m high. The eaves height would be approx. 2.5m.

Site Description

The original dwelling has been demolished and a new timber frame has already been constructed, sharing the same footprint as the original. There is a store shed to the east within the plot.

Existing development in the area is varied with some brick built properties, some smaller timber units and some portacabin type buildings.

The site is not within any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside.

Representations

Surfleet Parish Council - No objections.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Environment Agency - No objection, subject to development being carried out in accordance with recommendations in the submitted flood risk assessment.

SHDC Environmental Protection - No comments or objections.

Material considerations

The original dwelling was in poor condition and has been demolished. Retrospective permission is now sought for a replacement, of which construction has already started. Similarly, a number of the older units on The Reservoir which were of poor quality have also been replaced over the years with new.

It is stated that the replacement would have the same dimensions and orientation as the original building. Scale is therefore not an issue. Given that there are other buildings in the vicinity which are of timber construction, there would be no objections to the proposed materials (timber cladding).

In terms of residential amenity, as the replacement would be the same dimensions as the original, there should be no issues of it being any different in terms of being overbearing or causing overshadowing. Furthermore, there is tall conifer hedging to the west which separates the plot from Number 40 and there is the shed to the east. There should therefore be no issues of overlooking.

The site is within an area identified as a functional flood plan in the South East Lincolnshire Strategic Flood Risk Assessment (March 2017). The submitted FRA recommends that the ground floor level should be at a minimum of 4.85m OD, which is just above the predicted flood level (4.83m OD). This would only be around 30cm higher than the floor level of the previous property. The Environment Agency have no objections subject to the building being built at 4.85m OD and flood resistant and resilient measures being incorporated up to 600mm above finished floor levels.

Conclusion

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), as well as Sections 12 and 14 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.