DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-1014-18**	**Applicant:**	**Sutton Bridge Parish Council**
Proposal:	Residential development - 3 no. houses		
Location:	Kenzie Drive Sutton Bridge Spalding		
Terminal Date:	30th November 2018		

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

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY	0	0	0	1

BODIES				
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

This is an outline application for the residential development of 3 houses at Kenzie Drive. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and varying design, with a health centre to the west and small industrial estate to the south.

The indicative proposal seeks to provide three terraced three storey dwellings on infill land. To address flood risk concerns the Flood Risk Assessment (FRA) proposes no habitable rooms at ground floor level.

South Holland Internal Drainage Board

Requests drainage conditions.

Environment Agency

No objections

Environmental Protection Officer

Requests full contaminated land condition.

Sutton Bridge Parish Council

Supports - "Legitimate infill, in keeping with the street scene."

County Highways & SUDS Officer

Requests standard utility and access conditions.

Public planning concerns

Height of proposal
Overshadowing
Overlooking
Parking provision
Impact on the natural environment

The submitted design is purely indicative and the number / height of dwellings, orientation of windows and parking provision is not a matter that can be determined at this stage. There is not considered to be a material impact on the natural environment from this legitimate infill site. Whilst the implications of the FRA may lead to three storey properties at the reserved matters stage, proximity to boundaries and overlooking / overshadowing cannot be determined to have a material impact without fully detailed plans being submitted. Should an inappropriate design be brought forward at the reserved matters stage, then it will of course be refused in line with local and national policy.

The proposal is within the defined settlement limits of Sutton Bridge, as such, the principle of development on this site is acceptable.

In light of the above considerations the proposal is considered to be in accordance with policies

SG1, SG14, SG17 and HS4 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.