DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-0678-21**	**Applicant:**	**Ridge Oak Developments Ltd**
Proposal:	Details of boundary treatment, position of garage, flood risk details and investigation for landfill gas (Conditions 5, 6, 8 & 9 of H19-0345-19)		
Location:	Plot Adj. Four Winds 33 Cross Road Sutton St Edmund		
Terminal Date:	17th August 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2019

NPPF 2021
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 5, 6, 8 & 9 of H19-0345-19 (details of boundary treatment, position of garage, flood risk details and investigation for landfill gas).

History

H19-0325-16 - Residential development - one dwelling - Granted 16 June 2016.

H19-0345-19 - Outline - Residential development (one chalet style dwelling) - Granted 20 May 2019.

Consultation Responses

Environmental Protection

Recommend discharge of condition 9.

North Level Internal Drainage Board

No objections in principle.

Planning Considerations

Condition 5 (Boundary treatment) - 1.8 metre high close boarded fencing is already in situ, which is acceptable given that finished floor levels will be set at 300mm.

Condition 6 (Position of garage) - The garage is attached to the dwelling and set back. It is more than 6 metres back from the back edge of the highway, which is acceptable.

Condition 8 (Flood risk) - Finished floor levels will be set some300mm above existing ground level as required by condition 8 and flood resilient construction incorporated.

Condition 9 (Investigation for landfill gas) - Environmental Protection have assessed the submitted details and recommend discharge of condition 9 of H19-0345-19. They have indicated that the subfloor ventilation is not detailed on the accompanying drawing, and is required. However, the condition does not require validation. Consequently, they have advised that if the applicant wishes to voluntarily submit validation to the Environmental Protection Department, they will hold it on file to assist future property transactions.

Conclusion

That conditions 5, 6, 8 & 9 of H19-0345-19 be discharged.