

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H20-0082-24 **Applicant:** Mr D Sullivan

Proposal: Details of boundary treatment/screening & foul & surface water disposal (Conditions 4 & 8 of H20-0936-20)

Location: Adjacent To 28 Jarvis Gate Sutton St James Spalding

Terminal Date: 1st April 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed and beautiful 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
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4 and 8 of H20-0936-20 (details of boundary treatment/screening & foul & surface water disposal).

Site Description

The site (some 0.052ha) is currently residential curtilage associated with No. 28 Jarvis Gate (house). It has three mature trees along its frontage, which are the subject of a tree preservation order (Sutton St James TPO No. 7, 2006).

A chalet (No. 30) is located to the north of No. 28 Jarvis Gate and a bungalow (No. 24) to the south beyond a drain and field access.

History

H20-0936-20 - Outline - Proposed Dwelling - Approved 1 March 2021.

H20-0069-24 - RM - Proposed dwelling (outline approval H20-0936-20) - Under consideration.

Planning Considerations

Condition 4 (details of boundary treatment) - Boundary treatment includes retention of the existing frontage hedging, plus fencing along boundaries. The details are considered acceptable.

Condition 8 (foul and surface water disposal) - Foul water would be disposed of to the mains foul sewer and surface water to soakaways at the front and rear. The latter will also need to be addressed through the Building Regulations in terms of specific details.

Conclusion

That conditions 4 and 8 of H20-0936-20 be discharged.