DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H20-0434-19**	**Applicant:**	**Mr J Buckle**
Proposal:	Details of existing and proposed site levels and surface water disposal (Conditions 5 and 7 of H20-0006-19)		
Location:	Plot 5 Draw Dyke Sutton St James Spalding		
Terminal Date:	19th June 2019		

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

National Guidance

National Planning Policy Framework 2019

Sections 12 and 14

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was granted for the erection of a dwelling (ref H20-0006-19) in February 2019. This application is to discharge conditions 5 and 7 relating to site levels and surface water drainage.

Planning History

H20-0006-19 - Full - Erection of dwelling, Plot 5 Drawdyke, Sutton St James, Spalding - Granted 22 February 2019.

Representations

SUDs - Does not wish to restrict the grant of permission.

Planning Considerations

Condition 5 - Site Levels

The existing site level is 1.7m aOD and the centre of the road 2.535m aOD.

The proposed levels are as follows:
Garden level - 1.7m aOD;
Drive level - 2.65m aOD;
Finished floor level (FFL) - 2.8m aOD.

The details are considered acceptable on flood risk and amenity grounds in terms of the relationship to nearby property.

Condition 7 - Surface Water

It is now proposed to dispose of surface water to a riparian drain fronting the site, subject to separate IDB consent. SUDs has raised no objections to this arrangement.