

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-0980-18 **Applicant:** R K Wilson Builders Ltd
Proposal: Residential development - Erection of 6 dwellings and discharge of conditions 5, 6, 7, 8 & 9 of outline approval H21-0859-16
Location: Land Off: Worlds End Road Tydd St Mary
Terminal Date: 28th November 2018

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

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	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2

OTHER STATUTORY BODIES	0	0	0	1
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CASE OFFICER ASSESSMENT

This is a reserved matters application for the erection of 6 dwellings on land off Worlds End Road, Tydd St Mary. The proposal is within the proposed defined settlement limits under the Draft South East Lincolnshire Local Plan and the surrounding area is predominately rural, characterised by dwellings of varying ages and design. Outline planning approval for the site was granted under reference H21-0859-16. This application seeks to address outstanding conditions related to landscaping, boundary treatment, contaminated land, domestic access / turning and footway provision.

The proposal seeks to demolish existing dilapidated farm buildings and provide a mixture of 6 one and two storey dwellings. The three frontage plots will have individual driveways, with the three plots to the rear accessed by a private shared drive. In accordance with the Flood Risk Assessment, which was approved at the outline stage, finished floor levels will be set no lower than 300mm above ground level with a further 300mm of flood resilience measures above.

Following comments from the Environmental Services Department, refuse collection will be via a refuse collection point adjacent to the private shared drive entrance at the front of the site.

The County Highways & SUDS Officer has requested standard access and utility conditions, as well as conditions concerning a footway, highway improvement works and surface water. An informative stating that the private road will not be adopted has also been requested.

The Environmental Protection Officer has stated "I have reviewed the Phase 1 Geo-Environmental Desk Study Land off Worlds End Road, Tydd St Marys Spalding PE13 5QW dated 9/7/2018 ref. UK18.4095 and can confirm that this is sufficient to discharge condition 7 part i of H21-0859-16. The report recommends that site investigation is required and this should be submitted in due course."

The orientation of the proposed fenestration on the 6 plots is such that there is not considered to be a material overlooking impact to neighbouring plots or the existing dwellings in the vicinity. Plots 1, 2 and 5 will be constructed from Neroche brick, with plots 3, 4 and 6 constructed from Rushington Brown Handmade brick. All roof tiles are to be Crest Planum Flat Tile - Anthracite Grey. The proposed materials are considered to be appropriate for the site. Conditions 5, 6, 7, 8 and 9 of H21-0859-16 concerning landscaping, boundary treatment, contaminated land, domestic access / turning and footway provision respectively are now considered to have been addressed.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG2, SG3, SG4, SG12, SG13, SG14, SG15, SG16, SG17, SG18 and HS7 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.