

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-1032-20 **Applicant:** Mr J Peggs

Proposal: Details of construction management plan, western boundary screening, access, drive and parking area details and foul and surface water disposal (Conditions 3, 7, 8 and 12 H21-0725-20)

Location: 41 Station Road Tydd Gote Wisbech

Terminal Date: 13th January 2021

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 2019

Sections 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3 (details of construction management plan), 7 (western boundary screening), 8 (access, drive and parking area details) and 12 (foul and surface water disposal) of H21-0725-20.

History

H21-0725-20 - Full - Proposed garage conversion to dwelling including extension - Granted 12 November 2020.

Consultation Responses

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

South Holland Internal Drainage Board - Note that surface water will be disposed of via an existing soakaway.

Environmental protection - No objections.

Planning Considerations

Condition 3 (details of construction management plan) - A construction management plan has been submitted specifying normal working hours, noise, dust, deliveries, off road parking of vehicles, etc.

Condition 7 (western boundary screening) - The submitted site plan indicates that the boundary relating to the garage conversion will be de-lined by an existing garden wall, plus 1.8 metre high close boarded fencing towards the rear. An existing hedge would be retained in conjunction with No 41. The details are considered to be acceptable.

Condition 8 (new access, drive and parking area details) - The driveway and parking area will be gravelled with a hard surfaced 5 metre strip at the site's entrance to prevent material from being transgressed onto the public highway. LCC Highways has raised no objections to this arrangement.

Condition 12 (foul and surface water disposal) - Foul water will be discharged to a new treatment plant with an outfall to a new soakaway. Surface water would be disposed of to an existing soakaway which has the capacity for additional drainage fields if required due to its location. This arrangement is considered acceptable and both matters fall within the remit of Approved Document H of the Building Regulations.

Conclusion

That conditions 3, 7, 8 and 12 of H21-0725-20 be discharged.