DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H21-1090-20	**Applicant:**	Mr S Necker
Proposal:	Details of external materials, landscaping, site & floor levels, screening along eastern and western boundaries and means of foul & surface water disposal (Conditions 3, 4, 5, 6 & 11 of H21-0489-20)		
Location:	29 Station Road Tydd Gote Wisbech		
Terminal Date:	11th February 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

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

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4, 5, 6 & 11 of H21-0489-20 (Details of external materials, landscaping, site & floor levels, screening along eastern and western boundaries and means of foul & surface water disposal).

History

H21-0489-20 - Full - Demolition of existing bungalow and erection of 2 pairs of semi-detached houses - Granted 12 October 2020.

Consultation Responses

LCC Highways - No objections.

South Holland Internal Drainage Board - No further comments.

Planning Considerations

Conditions 3 (details of external materials) - The walls would be constructed in Vandersanden Antique Flemish Bricks and the roofs in dark grey Marley Stonewold roof tiles. Existing development is largely red brickwork, although some properties have been constructed in buff brickwork and some have been rendered. Most in the immediate vicinity have dark roofs. The proposed materials are considered to be sympathetic.

Condition 4 (landscaping) - The existing tree along the site's frontage is to be retained and protected during the construction process. Additional planting is proposed at the rear.

Condition 5 (site & floor levels) - Existing ground levels range between 3.9 and 4.1m aOD approximately within the vicinity of the proposed dwellings and would remain fundamentally the same. Finished Floor Levels would be set at 4.39m aOD. The details are considered satisfactory and also comply with the requirements of condition 10, which indicates that finished floor levels should be set 300mm above existing ground level.

Condition 6 (screening along eastern and western boundaries) - The existing hedge along the front section of the eastern boundary is to be retained, with 2 metre close boarded fencing at the rear. The rear section of the western boundary is to be delineated by 1.8 metre high close boarded fencing. The scheme is considered to be satisfactory.

Condition 11 (means of foul & surface water disposal) - Surface water would be discharged to crate soakaways along the site's frontage and foul water to private treatment plants at the rear with associated drainage fields. The submitted details are considered to be satisfactory.

Conclusion

That conditions 3, 4, 5, 6 & 11 of H21-0489-20 be discharged.