

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H22-0234-19      **Applicant:** South Holland District Council

**Proposal:** Residential development comprising 34 dwellings - approved under H22-0398-18. Amendments to design of plots and amendments to site plan.

**Location:** Land Off Small Drove Weston Spalding

**Terminal Date:** 1st April 2019

### Planning Policies

#### South East Lincolnshire Local Plan - Adopted: March 2019

02                      Development Management  
03                      Design of New Development  
04                      Approach to Flood Risk

#### National Guidance

#### National Planning Policy Framework 2019

Sections 12 and 14

### Representations:

|  | Object | Support | No Obj. | Comments |
|--|--------|---------|---------|----------|
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### CASE OFFICER ASSESSMENT

The proposed alterations are summarised below:

#### Site Plan Alterations

- Finished floor levels have been adjusted to align with planning condition 7 and are all now a minimum of 300mm above existing site levels.
- The external entrance steps to the fronts of the properties are no longer required and have therefore been removed and the associated paved areas have been adjusted.
- The grassed areas previously shown at the top of the adopted highway turning heads have been changed to show tarmac footways to match the agreed specification with LCC as part of the S38 application.

#### Unit/Plot Drawing alterations:

- Entrance steps (Inc. guardings) have been removed and the porches adjusted to show standard gallows bracket supports (this is to all units apart from plots 1-4 which have timber post supports).

·All SVP's are now internal.

The materials annotations have been adjusted to reflect the schedule of materials which will be submitted separately as a discharge of condition application.

The proposed alterations are considered to be minor and satisfactorily comply with the Council's Development Control Procedure Note "Non-Material Minor Amendments to Planning Permissions".