

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-0428-19 **Applicant:** Katie Nicol - Housing Development Project Manager

Proposal: Residential development - comprising 34 dwellings - approved under H22-0398-18 - various external amendments

Location: Land Of: Small Drove Weston Spalding

Terminal Date: 21st May 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12

Representations:

	Object	Support	No Obj.	Comments
--	--------	---------	---------	----------

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was granted for 34 dwellings in August 2018. It is now proposed to amend the scheme. The alterations are summarised below:

- Amend eaves and verge detail to remove brick corbel and add white uPVC fascia/soffit/bargeboard box detail to suit a timber framed construction;
- Front door colours to be mixed rather than black (Red, blue, green, random order);
- Change red brick option from the Material Palette A (Plots 5-20, 25&26, 33&34) to Vandersanden Wickford red (in lieu of Maltings Antique);
- With the door colours changing, change meter boxes to white;
- Some meter boxes have been relocated on the terraced units.

Site Description

The site (some 0.82ha) is located on the eastern side of Small Drove to the south of the junction with Delgate Avenue. It previously accommodated 10 bungalows which were last used for the

accommodation of homeless people.

Existing residential development is located to the north, to the east off Delgate Avenue and also to south. Agricultural land is situated to the east. Weston St Mary Primary School is located opposite.

History

H22-0398-18 - Full - Erection of 34 dwellings - Granted 2 August 2018.

Planning Considerations

The amendments are considered to be minor and would not result in a fundamental change in the design or appearance of the buildings. They would not exacerbate any impact upon nearby residents.

It is considered that the proposal satisfactorily complies with the criteria of the South Holland District Council's Development Control Procedure Note Non-Material Amendments to Planning Permission, and as such is acceptable as a Non-Material Amendment.