

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-0973-18 **Applicant:** Claybank Developments Ltd

Proposal: Erection of detached bungalow and garage - outline approval H22-1090-17

Location: Adjacent: 399 Broadgate Weston Hills Spalding

Terminal Date: 26th November 2018

Planning Policies

Local Plan July 2016:

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 12 and 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The site is part of an area of land that has outline planning permission for residential development (2 plots) with all matters reserved for subsequent approval (ref. H22-1090-17). This application is for a 3 bed bungalow and detached double garage.

Site Description

The site is part of an area of land (total some 0.09 ha) that was garden associated with no. 399 Broadgate (chalet bungalow). It currently has a number of garden variety trees upon it, plus hedging.

A row of 5 detached bungalows are situated to the south and thereafter houses. Detached bungalows are situated opposite.

Planning Policies/Restrains

The site is within the settlement limit for Weston Hills St Johns (Other Service Centre and Settlement) in the South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017).

It is within Flood Zone 2 of the Environment Agency's Flood Maps which do not take into account flood defences. It is within an area classified as "Danger for Some" within SHDC's Strategic Flood Risk Assessment.

Representations

Weston Parish Council - No observations or objections.

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

SHIDB - Comments concerning disposal of surface water

Material Planning Considerations

The site is part of an area of land that has outline planning permission for residential development (2 plots) - ref. H22-1090-17. The principle of residential development has therefore been established.

A row of 5 detached bungalows are situated to the south. Detached bungalows are situated opposite and a chalet to the north beyond a bungalow currently under construction on the adjacent plot. It is considered that the proposed bungalow would sit satisfactorily within the street scene. The detached double garage is situated forward of the dwelling. However, it takes a similar form to the bungalows opposite and under construction to the north, which have a garage projecting forward of the main element. It is considered that the proposed development would not materially harm the character/appearance of the rural locality.

The scheme includes the retention of some of the trees along the frontage and also the rear.

The proposed dwelling is single storey. An existing hedge would be retained along the southern boundary. It is considered that the development would not materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, loss of light, overbearing effect, noise and disturbance, etc.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

Drainage - Foul water would be disposed of to a mains sewer and surface water to soakaways. Soil conditions are considered suitable within this part of the district.

Flood Risk - The site is within Flood Zone 2 of the Environment Agency's Flood Maps which do not take into account flood defences. It is within an area classified as "Danger for Some" within SHDC's Strategic Flood Risk Assessment. However, the site is within a defined settlement limit within the

emerging South East Lincolnshire Local Plan. It is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a significantly lower probability of flooding. The exceptions test should therefore be applied. In this respect, the submitted drawings indicate that finished floor levels be set 500mm above existing ground level. This complies with a condition of the outline permission.

Recommendation - That the application be approved under delegated powers.