

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-1251-18 **Applicant:** Red Roof Developments

Proposal: Erection of two-bed bungalow - Outline approval H22-1034-17

Location: Adjacent: 180 High Road Weston Spalding

Terminal Date: 14th February 2019

Planning Policies

Local Plan July 2006:

SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

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
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This site has outline planning permission for the erection of a two-bed bungalow (ref. H22-1034-17).

Reserved matters approval is now sought in respect of this.

Site Description

The site currently accommodates a workshop and garage associated with number 180. The site is located in between existing dwellings on High Road and Armstrong's Close is situated to the rear. Number 163 is directly opposite with agricultural fields either side of this.

The site is within the defined settlement limit for Weston as set out in the South Holland Local Plan (2006).

Representations

Weston Parish Council - No objections, comments or observations to make regarding this application.

LCC Highways/SUDS - No objections. Requests standard note re utility connections.

Public - One representation has been received by a member of the public who questions who is to provide the new fence surrounding property and states that they would object if any second floor/roof windows were to be installed.

Material Considerations

As the principle of development on the site has already been established, the main issues to be taken into account in respect of this application are whether the proposed scheme is acceptable in terms of layout, scale, external appearance, means of access, landscaping, site levels, drainage etc.

In terms of layout, scale and external appearance, the proposed dwelling would be on the same 'building line' as the adjacent 180 and would be similar to 178. Although the proposed dwelling would be in close proximity to the boundaries of the plot (1m of the western boundary and 1.2m of the eastern boundary), it would appear to be no tighter than some of the other existing properties along this part of High Road and there is sufficient distance to allow pedestrian access down each side. Existing development along this part of High Road is fairly varied in terms of external materials and so the proposed materials (light coloured brick walls and grey pantile roof) appear to be appropriate. Given this, it is considered that the proposed layout, scale and external appearance is acceptable.

The existing access for 180 High Road would be utilised for the new dwelling. LCC Highways/SUDS have not objected.

In terms of landscaping, the existing grass verge to the front would be retained, with a mixture of planting along the western boundary and at the north east of the site being introduced. The driveway would be charcoal block paving. The rear garden would be lawn. This is acceptable.

Finished floor levels are to be set at 3.8mODN (approx. 300mm above the maximum existing site level) in accordance with condition 5 of the outline approval.

Surface water is to be disposed of via soakaway and foul water via the mains foul sewer.

It is not considered that there would be any material adverse harm to residential amenity. The properties to the rear on Armstrongs Close are set away from the boundary with the site and do not have any windows that would lead to overlooking - The only first floor window facing the site is obscure glazed. Vice versa, the proposed dwelling is only a bungalow and so there should not be any overlooking or overshadowing in the other direction. The proposed boundary treatment (1.8m fencing down the side of the property) to be provided by the developer would prevent any privacy issues between the new dwelling and the existing properties either side.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), as well as Sections 12 and 14 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.