DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H22-1271-18**	**Applicant:**	**Highgrove Homes (Spalding) Ltd**
Proposal:	Erection of 3 dwellings - outline application H22-0558-18		
Location:	Land Opposite: 233 Broadgate Weston Hills Spalding		
Terminal Date:	22nd 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
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This site has outline planning permission for the erection of 3 dwellings (ref. H22-0558-18). Reserved matters approval is now sought in respective of this.

The proposal is for 3 x 3-bed bungalows with integrated garages. Each bungalow would be accessed off Broadgate.

Site Description

The site is currently agricultural land and is part of a wider field which extends far to the rear. There are existing dwellings to the north, east and south. Development would effectively be infilling between those to the north and south.

The site is outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the open countryside. However, it is adjacent to the settlement boundary for Weston Hills in the South East Lincolnshire Local Plan (2019).

Representations

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

LCC Highways/SUDS - No objections subject to conditions.

Material Considerations

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

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.

Existing development along Broadgate varies in terms of type, design, materials and age. The properties would be constructed in brown/red brickwork with terracotta/brown roof tiles and would be set on a similar 'building line' to other properties along Broadgate. Plots 1 and 2 would only be 1m from the boundary on one side, but this would be enough to allow pedestrian access to/from the rear. It is considered that the development would fit satisfactorily within the street scene.

Each plot would have its own access off Broadgate. LCC Highways/SUDS have not objected to the proposal.

In terms of landscaping, the majority of the land surrounding each of the proposed dwellings would be grassed. Lonicera Nitida hedging is proposed along the boundary with the road and partly along the eastern boundary. Trees are proposed at the front of plots 1 and 2. The existing trees at the south of the site is to be retained. The driveway would be gravelled. This is acceptable.

Finished floor levels are to be set at 3.1mODN (300mm above existing site level) in accordance with condition 7 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 harm to residential amenity. The property to the south is screened by the existing trees and the 1.8m featherboard fencing proposed along the northern boundary and those in between the plots will act as suitable screening to prevent overlooking/privacy issues. The proposed properties are only single storey and so they should not be overbearing in nature or result in an unacceptable loss of light.

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), Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.