DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0095-19**	**Applicant:**	**Mr & Mrs J Graves**
Proposal:	Residential development (2 plots)		
Location:	Adjacent: Corner House Church Gate Whaplode		
Terminal Date:	21st March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 8, 9, 11, 12 and 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	1	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission is sought for residential development (2 plots), with all matters reserved for subsequent approval. The site is accompanied by an indicative layout plan making provision for 2 bungalows.

Site Description

The site (some 0.08ha) is presently garden associated with Corner House. Hedging and a footway run along the site's frontage. A new house is situated to the north and garden associated with No. 1 Middle Road to the east. A row of houses are situated opposite.

Policies/Constraints

The site is within Whaplode Development Boundary as defined in the South East Lincolnshire Local Plan 2011-2036.

Representations

Whaplode Parish Council - Is this an overdevelopment - plot size only for one property. Is proposed plot too close to SHIDB drain?

Cllr M G Chandler - This application would represent an over development of the site which would re suitable for one dwelling in keeping with the location and recent developments

LCC Highways/SUDS - No objections.

SHIDB - Drainage strategy required. Consent required for any works within 9 metres of the Board's drain.

Environmental Protection - Our records indicate that the area of this application is underlain by an historic landfill. In these circumstances I would normally object until such time that sufficient information is available to show that a safe development is possible. However, this office does hold some limited information regarding this landfill, which indicates that, whilst remediation will almost certainly be required, it will be possible for a safe development to be achieved.

I therefore recommend that the full land contamination condition be applied to application.

LCC Archaeology - No archaeological impact.

Material Planning Considerations

The main issues in this case are:
1. The principle of residential development;
2. Character and amenity issues;
3. Highway safety;
4. Other material considerations such as flood risk and contamination.

Principle/Sustainability

The site is inside Whaplode Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Minor Service Centres,

including Whaplode, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to allocated and committed sites and infill. The proposal satisfactorily complies with this policy.

Character/Appearance and Amenity

The proposal constitutes frontage infilling. Houses are situated opposite and are fairly tightly spaced. A new house has recently been constructed immediately to the north. It is noted that concerns have been raised on grounds of overdevelopment. However, taking into considered the existing character off the locality it is considered that two frontage dwellings could be satisfactorily accommodated upon this site without materially harming the character or appearance of the locality.

In terms of amenity, a new house is situated to the north and garden associated with No. 1 Middle Road to the east. A row of houses are situated opposite. It is considered that two dwellings could be accommodated without materially harming the amenity of neighbouring residents in terms of overlooking, overshadowing, overbearing effect, noise and disturbance, etc.

Highway Safety

The County Highways Authority has raised no objections on highway safety grounds.

Other Material Considerations

Flood Risk - In terms of flood risk, the site is within Flood Risk Zone 3 on the Environment Agency Maps. The South Holland Strategic Flood Risk Assessment designates the site as no hazard. The proposal therefore satisfactorily complies with the sequential test.

Drainage - Surface water would be disposed of via soakaways. The SHIDB has indicated that consent would be required for any works within 9 metres of the Board's drain to the north of the site. Drainage can be addressed by means of a condition.

Contamination - Environmental Protection has indicated that the site is within an area underlain by historic landfill. In these circumstances they would normally object until such time that sufficient information is available to show that a safe development is possible. However, the do hold some limited information regarding this landfill, which indicates that, whilst remediation will almost certainly be required, it will be possible for a safe development to be achieved. They therefore recommend that the full land contamination condition be applied to application.

Conclusion

The proposal would provide additional housing within the district and is accordance with local and national policies/advice set out in the South East Lincolnshire Local Plan, 2019 and the National Planning Policy Framework, 2019. Issues raised such as overdevelopment are material considerations but are not sufficient in this case to indicate against the proposal and outweigh the benefits of the scheme.

Recommendation - That the application be granted under delegated powers.