DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0914-18**	**Applicant:**	**Mr P Siracusano**
Proposal:	Erection of detached dwelling - Outline approval H23-0649-18		
Location:	Ravens Bank Whaplode St Catherine Spalding		
Terminal Date:	9th November 2018		

Planning Policies

Local Plan July 2016:

SG12	Sewerage and Development
SG13	Pollution and Contamination
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, 14.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Reserved matters approval is sought for a 2 bed house.

Policies/Constraints

The site is within the settlement limit for Whaplode St Catherine (Other Service Centre and Settlement) as defined in the South East Lincolnshire Local Plan (Publication Version March 2017).

Material Planning Considerations

The site has outline planning permission for a single dwelling, with all matters reserved for subsequent approval (ref. H23-0914-18). The principle of a dwelling upon the site has therefore been established.

The site is an infill plot within an existing frontage. A bungalow is situated to the west and a pair of semi-detached houses to the east. It is considered that the proposed dwelling would fit satisfactorily within the street scene. The submitted plan indicates that the existing trees would be retained.

In terms of amenity, boundary fencing is presently in situ. First floor windows on the side elevations serve a shower, en-suite and landing. It is considered that the amenity of neighbouring residents would not be materially harmed in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

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

In terms of flood risk, the site is located within Flood Zone 3 of the Environment Agency's Flood Maps. However, the Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

The SFRA indicates that the site is within an area identified as no hazard. The proposal therefore passes the sequential test. Concerning the exceptions test, a condition was imposed requiring that the finished floor level of the dwelling be set 300mm above Ravens Bank carriageway. The submitted plan indicates this.

Concerning drainage, soakaways would be utilised. Soil conditions are considered to be suitable within the locality.

Due to the nature and characteristics of the site, Environmental Protection requested a condition to ascertain whether landfill gas protection measures are required. This remains outstanding and would need to be separately discharged.

Recommendation - That the application be approved under delegated powers.