

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0962-18 **Applicant:** Miss E Convertino
Proposal: Erection of dwelling - outline approval H23-0670-17
Location: 102 Broadgate Whaplode Drove Spalding
Terminal Date: 7th December 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 2, 4, 5, 9, 11, 12 and 14.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	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

Reserved matters approval is sought for a 4 bed bungalow.

Representations

Whaplode Parish Council - Support

LCC Highways - No objections.

SHIDB - Request drainage strategy.

Material Planning Considerations

The site has the benefit of outline planning permission for a dwelling and garage, with all matters reserved for subsequent approval (ref. H23-0670-17). The principle of residential development upon the site has therefore been established.

Reserved matters approval is now sought for a detached bungalow with an integral garage and half hipped roof. It would be constructed in Hampton Rural Bland Bricks with a Quinn Western Slate (Graphite) roof.

A chalet is located to the south with a gable facing the road, and thereafter a cottage. Bungalows are situated to the north. Existing dwellings along Broadgate are generally varied in terms of age, design and appearance. It is considered that the proposed development would not materially harm the street scene.

The proposed bungalow is positioned fairly central within the plot and has blank gables facing north and south. It is considered that the amenity of neighbouring residents would not be materially affected in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

The County Highways Authority raises no objections on highway safety grounds.

Flood risk - The site is located in an area of no hazard within the South East Lincolnshire Strategic Flood Risk Assessment, 2017. The proposal therefore satisfies the sequential test.

Drainage - Foul water would be disposed of to a package treatment plant and thereafter a drainage field. Surface water would be disposed of to soakaways. Percolation tests have been carried out and are satisfactory.

Recommendation - That the application be approved under delegated powers.