

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1085-18 **Applicant:** Mrs D Moore
Proposal: Proposed vehicular access for existing bungalow and annexe
Location: 139 High Road Whaplode Spalding
Terminal Date: 21st December 2018

Planning Policies

Local Plan July 2016:

SG1 General Sustainable Development
SG4 Development in the Countryside
SG14 Design and Layout of New Development
SG15 New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 4 Decision-making
Section 8 Promoting healthy and safe communities
Section 12 Achieving well-designed places

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Proposed vehicular access for existing bungalow and annexe. This is effectively reopening a previous access on to the site.

There is a second access to these properties that also accesses the buildings and land to the rear.

Site

Domestic dwelling and annexe in the open countryside. The current access is shared with the uses to the rear of the dwelling, which are in the same ownership.

History

H23-1084-18 Residential Development for 5 Dwellings. Undetermined.

H23-0074-15 Change of use of annexe to hot food delivery service (retrospective). Approved 28 April 2015

H23-1085-00 Temporary stationing of portacabin for office use and change of use of agricultural building for office use. Approved 10 Jan 2001

H23-0856-00 Erection of a two storey rear extension and new access. Approved. 24 October 2000

Consultation Responses

LCC SUDS/Highways

No objection subject to informatives.

South Holland Internal Drainage Board

No comments to make

Considerations and Conclusions

This application proposes the reopening of an access on to High Road, to serve the dwelling and annexe.

Although this access would be on to a highway that does not have ideal sight lines, the views of the LCC Highway officer must be taken in to account and on balance it is considered that this access would be acceptable, provided it is only used as per the purpose set out in the application.