

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1093-20 **Applicant:** R K Wilson Builders Ltd.

Proposal: Details of brick, site & floor levels, boundary treatment, scheme to deal with contamination and soakaway system for disposal of surface water (Conditions 3, 5, 6, 7 (parts i to iii) & 9 of H23-0714-20)

Location: Adj. Corner House Churchgate Whaplode

Terminal Date: 12th February 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
04 Approach to Flood Risk
30 Pollution

National Guidance

National Planning Policy Framework 2019

Sections 12 and 14.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	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

The application is to discharge conditions 3, 5, 6, 7 & 9 of H23-0714-20 (details of brick, site & floor levels, boundary treatment, scheme to deal with contamination and soakaway system for disposal of surface water).

History

H23-0795-19 - O/A - Outline application for a single plot - Granted 29 October 2019.

H23-0714-20 - Full - Residential Development - Erection of pair of semi-detached dwellings - Granted 27 October 2020.

Consultation Responses

LCC Highways - Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board - Comments concerning surface water drainage. Discharge to watercourse will require land drainage consent.

Planning Considerations

Condition 3 (details of brick) - The external walls would be constructed in All About Bricks AAL St Facing bricks with Crest Planum Dark Grey Tiles. the materials are considered appropriate to the locality.

Condition 5 (site & floor levels) - Finished floor levels would be set at 10.53m aOD.(300mm above existing ground level). This is considered acceptable.

Condition 6 (boundary treatment) - The northern, eastern and western boundaries would be delineated by 1.8 metre high closeboarded fencing, which is considered to be appropriate.

Condition 7 (scheme to deal with contamination) - Environmental Protection have recommended that parts i) to iii) be discharged with part iv) remaining outstanding.

Condition 9 (soakaway system for disposal of surface water) - Surface water would be disposed of to crate soakaways at the rear, details of which are specified within the percolation test document and have been agreed with Building Control.

Conclusion

That conditions 3, 5, 6, 7 & 9 of H23-0714-20 be discharged.