DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1097-18**	**Applicant:**	**Mr B Miah**
Proposal:	Conversion of commercial premises to 3 dwellings		
Location:	254 High Road Whaplode Spalding		
Terminal Date:	24th December 2018		

Planning Policies

Local Plan July 2016:	
HS6	New Housing in the Group Centres (Non-Allocated Sites)
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 & 14 of the National Planning Policy Framework (2018)

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
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is an application for the conversion of a commercial premises to 3 dwellings at Darjeeling Indian Restaurant, 254 High Road, Whaplode. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. The proposal site is in Flood Zone 3 on the Environment Agency flood mapping, but not in an increased flood hazard or depth area on the 2115 South Holland Strategic Flood Risk Mapping. Finished floor levels are to remain as existing with a further 300mm of flood resilient construction.

The proposal seeks to provide 3 two storey rear extensions to provide acceptable levels of the amenity for the proposed occupants. The frontage of the building will be largely unaltered. The ground floor of each dwelling will have a lounge, water closet and kitchen / diner. The first floor will provide three bedrooms and a bathroom. Render is to match that of the existing building and will be conditioned as such. Proposed roofing materials are Marley Mosborough Mendip Red Roof Tiles. Proposed boundary treatment will be a 1.8 metre high timber fence.

The Environmental Protection Officer has requested a landfill gas investigation condition. South Holland Internal Drainage Board has requested a surface water condition. The County Highways & SUDS Officer has requested standard access and utility conditions. A member of the public has expressed overlooking concerns. Whaplode Parish Council supports the proposal.

Planning considerations

Character
Overlooking
Parking provision

There is not considered to be a material affect on the character of the surrounding area. The majority of the building frontage will not be altered, with the majority of building work to the rear of the site. There is not considered to be a material overlooking impact from the proposal. The rear elevation bedroom is considered to represent a standard frontage situation. Side elevation first floor windows at first floor level will be obscure glazed or serves landing areas. The are to be no first floor elelvation windows facing adjacent existing properties. Amended plans have been submitted so that each property has two allocated parking spaces. Parking provision is now considered to be acceptable for the site.

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.