

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1234-18 **Applicant:** Mr Sleight
Proposal: Proposed bungalow
Location: 260 High Road Whaplode Spalding
Terminal Date: 15th February 2019

Planning Policies

Local Plan July 2006:

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

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	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full application for a bungalow to the rear of 260 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. Therefore a sequential test is not required. Finished floor levels are to be 300mm above existing ground level.

The proposal seeks to provide a bungalow that houses two bedrooms, an en-suite, a bathroom, lounge and a combined dining / kitchen area. Proposed materials for the dwelling are Loxwood Yellow wirecut facing bricks, ivory render and Marley Modern black roof tiles. The proposed garage materials are Loxwood Yellow wirecut facing bricks and Marley Modern black roof tiles. The materials are considered to be appropriate for the site.

The Environmental Protection Officer has requested the full land contamination condition for the site.

Whaplode Parish Council has stated "Needs to be looked at with H23-1097-18 & H23-1236-18 as there seems to be some overlap. Also encroachment onto bridleway which we own as a parish council."

The County Highways & SUDS Officer has stated "We do not consider that the proposed development would negatively effect the public right of way running directly adjacent to the site. It is expected that there will be no encroachment, either permanent or temporary onto the right of way and that the construction will not pose any danger or inconvenience to the public using the right of way." The officer has also requested a standard utility informative.

Matters related to land ownership are not a planning concern. Indeed, the County Highways Officer who is responsible for public rights of way has expressed no concerns regarding this matter.

There is not considered to be a material affect on the character of the surrounding area and 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 HS6 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.