DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1236-18**	**Applicant:**	**Mr B Miah**
Proposal:	Proposed bungalow and garage		
Location:	Rear: 254 High Road Whaplode Spalding		
Terminal Date:	27th 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is a full application for a bungalow and garage to the rear of 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. Therefore a sequential test is not required. The proposed bungalow will have a detached garage with the layout consisting of two bedrooms, a bathroom, kitchen / diner and a lounge. Finished floor levels are to be 300mm above existing ground level. The proposed brick is Butterfly Merthyr Russet Mixture Rustic Facing Bricks with Sandtoft Slate Grey Interlocking tiles. The proposed materials are considered to be appropriate for the site.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 10 - Meeting Assessed Housing Requirements;
Policy 11 - Distribution of New Housing;
Policy 17 - Providing a Mix of Housing

Member of public concerns

Loss of light
Means of enclosure
Parking provision

Historic Environment Officer

No archaeological impact.

Environmental Protection Officer

Either:
a) i) The applicant shall install gas protection measures as a precautionary measure without first investigating the site. The details of these measures shall be submitted to, and approved by, the LPA.
ii) Prior to occupation, a suitably detailed ground gas verification report shall be submitted and approved in writing by the Local Planning Authority.
OR
b) The full land contamination condition should be applied.

Whaplode Parish Council

Needs to be looked at with H23-1234-18 as seems to be some overlap and encroachment into bridleway which the parish council owns.

County Highways & SUDS Officer

Has no objections and requests a standard utility informative.

Material Planning Considerations

Principle of development
Design and impact upon residential amenity
Parking provision.

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. This is because the design is single storey in nature. 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.