

Agenda Item 8

S26/0103

Proposal: Construction of a new-build, 1.5 storey detached dwelling with a single storey detached garage that includes an ancillary habitable room, landscaping and access arrangements.

Site Address: Pickworth Grange, Village Street, Pickworth

Additional Information Received

Following publication of the Agenda, a further public representation has been received. A copy of the representation can be viewed in full on the Council's planning portal via reference S26/0103. However, the matters raised within the representation can be summarised as follows:

- Harm through the removal of the boundary hedgerow, which should be defined as an "Important Hedgerow"
- Harm to the neighbouring amenity through loss of light and outlook
- Harm to the structural integrity of the neighbouring property.

Officer Advice to Members

Following a further review of the Officer Report together with the above representation, it is considered appropriate to provide further clarification in relation to the assessment of effect of the development on flood risk and drainage.

Lincolnshire County Council (as Lead Local Flood Authority) were consulted on the application. However, they are only required to provide a statutory response on flood risk and drainage for major development. As such, they have not provided comments on the application.

Notwithstanding this, the site is located within Flood Zone 1 and is also identified as being at low risk of surface water flooding. As such, matters of surface water drainage and foul water drainage can be satisfactorily addressed through building regulations.

Whilst concerns have been raised in relation to the foul water drainage network to accommodate further development, Anglian Water have a legal obligation to ensure that they provide sufficient capacity to accommodate any development with the benefit of planning permission, and a landowner has a legal right of connection to discharge foul water drainage in the mains network.

As such, the proposed development would not have any unacceptable adverse impacts on flood risk and drainage and, therefore, complies with Policy EN5 of the adopted Local Plan.

In respect of the removal of the boundary hedgerow and trees, as set out within the main Report, it is Officer's assessment that the existing hedgerow does not meet the criteria set out in the Hedgerow Regulations 1997 to be defined as an Important Hedgerow. Nonetheless, removal of the hedgerow would result in a degree of harm to the character and appearance of the streetscene, which would be satisfactorily mitigated through the imposition of replacement planting, that is proposed to be secured via planning conditions.

Finally, with regard to the potential impact on the structural integrity of the neighbouring property, this would be a private civil matter.

Consequently, the recommendation remains as per the main Committee Report.