



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Committee

5th September 2024



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 5th September 2024 that was received after the Agenda was published.

S24/0706

Proposal: . Section 73 application to vary condition 2 (approved plans) of S20/1862 Amendments to Plot house type

Site Address: Osier Farm, 141B Eastgate, Deeping St James

Summary of Information Received:

- **Revised block plan and sectional street elevation plan**

Representations Received

Applicants Agent:

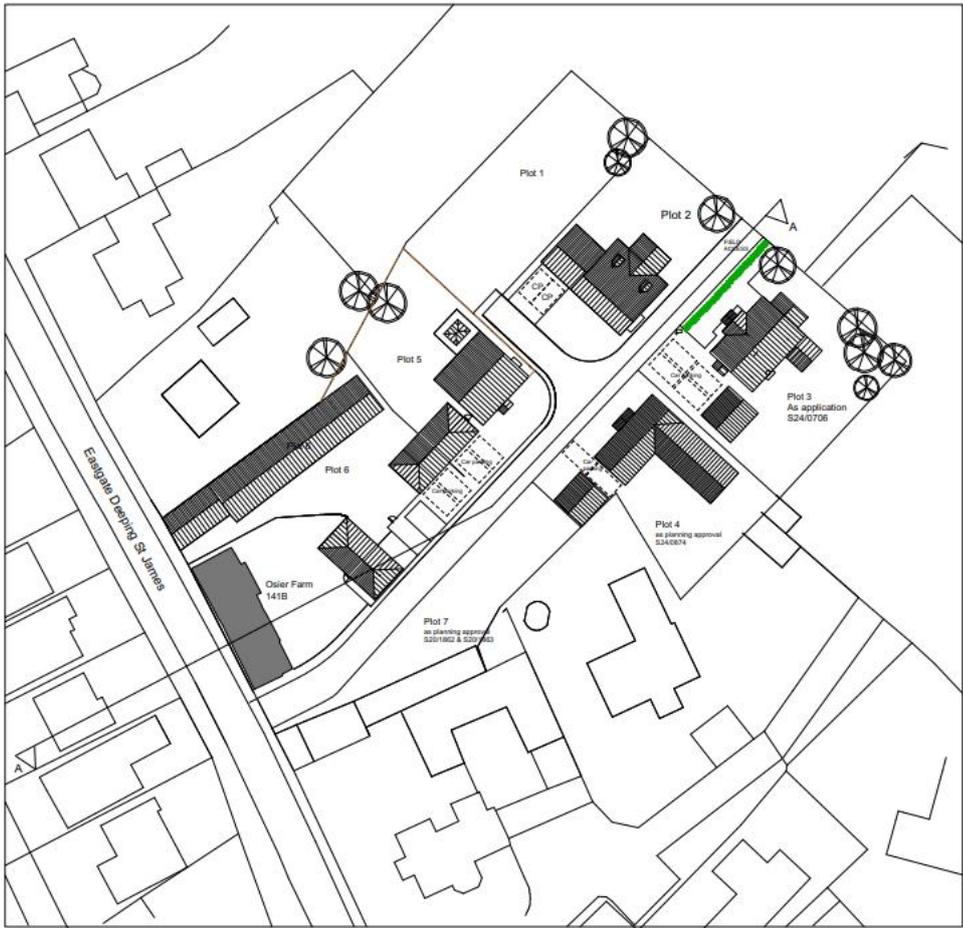
The Applicant's Agent has responded to the Ward Members Committee call-in request to address the concerns raised:

"We had responded positively to your previous concerns by making several changes to Plot 3 including reducing the house height.

We have prepared an elevational section to illustrate the relationship between plot 3 and Osier Farmhouse. Surrounding buildings are also shown to give approximate heights and context. It should be noted that houses on the other side of East Street are built close together and are generally two storeys. In 2016 planning approval was granted for an alteration to Number 160 which increased the house height to enable a third-floor bedroom in the roof. Please note that the substantive part of this house is only approx. 22 meters away from Osier Farmhouse.

It can be seen that Plot 3, at its closest, is a good distance from the farmhouse of approx. 76 meters. Plot 4 has planning approval and is approx. 53 meters from the farmhouse. Taking into account the relative distances of these two plots from the farmhouse, we believe that the additional small height of approx. 60cm which plot 3 has over plot 4 is inconsequential and will not detract from the setting of the farmhouse. Plots 3&4 have proposed finished floor levels set a little lower than the ground outside the farmhouse as illustrated on the section, which marginally helps the situation.

The existing buildings which surround Osier Farmhouse and those granted planning permission are varied in height and form and it can be seen that the proposed height for Plot 3 does not impinge on the setting of the farmhouse."

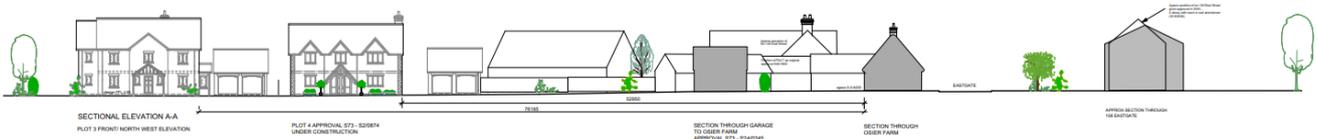


BOUNDARY TREATMENT
1.8m high close boarded fence

SCALE 1:500 @ A3



Project OSIER FARM, EASTGATE DEEPIING ST JAMES		Aspect Architectural Design		Rev A, August 24 - Planning references amended, Plot 2 added
Title SITE PLAN - PLOT 3 SHOWING ELEVATIONAL SECTION LINE A-A		Architectural Designer 21st Century Street Northampton NN1 6BB 01603 270100/1001		
Scale	Date	Sheet No.		
1:500	24.08.24	284		
D	(-)	10	A	



Revisions:
A - August 24 - plot 4 reference altered

SCALE 1:200 @ A1



Project OSIER FARM, EASTGATE DEEPIING ST JAMES		Aspect Architectural Design		
Title SECTIONAL ELEVATION THROUGH SITE SHOWING PLOT 3		Architectural Designer 21st Century Street Northampton NN1 6BB 01603 270100/1001		
Scale	Date	Sheet No.		
1:200	24.08.24	284		
D	(-)	11	A	

Evaluation

Highway issues

The additional response from the Applicants Agent more effectively illustrates the height of the proposed dwelling, when compared to others within the street by illustrating a section through the site from Plot No.3 through to No.160 Eastgate. Therefore, the planning officer considers that the proposed development would be acceptable in terms of impact upon the character and appearance of the area and the impact upon the specific significance of the heritage asset and would be in accordance with Local Plan Polies EN6 and DE1 and Sections 12 and 16 of the NPPF.

Recommendation

The final comments and drawings received from Applicants Agents support the assessment made by the Case Officer within the main Officer Report, as such, these comments do not alter the conclusions formed within that report.

As such, the recommendation is to authorise the Assistant Director – Planning to Grant planning permission subject to the conditions set out within the main Officer Report.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable