

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-1211-18 **Applicant:** Ashwood Homes
Proposal: Details of external materials (Condition 10 of H04-0333-17)
Location: Land Off Town Dam Lane Donington Spalding
Terminal Date: 29th January 2019

Planning Policies

Local Plan July 2016:

SG14 Design and Layout of New Development

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
--	--------	---------	---------	----------

CASE OFFICER ASSESSMENT

This is a condition compliance planning application that provides details of external materials as requested in Condition 10 of H04-0333-17. Full planning permission was granted under planning application ref. H04-0333-17 for erection of 73 dwellings with associated garaging, roads and sewers.

A high variety of designs and appearances has been observed opposite the northern dwellings of the approved scheme. To east semi-detached two-storey properties have facing brickwork of different outlook in addition to ground floor render finishes in different colours. Roof features range from roof grey and reddish shingles to clay roof tiles. To west, all bungalows have brownish mixed masonry on external walls and Spanish clay tiles in darker brown colour.

There is noticeably less variety of external materials in two-storey detached dwellings opposite the western houses of the approved scheme. The northern adjacent properties have facing mixed brickwork and Spanish clay roof tiles of lighter colour than those of the southern properties of the frontage.

The materials of the approved houses facing Town Dam Lane would be sympathetic with those described above opposite the road. Combinations of brickwork and roof tiles are strategically proposed across the site layout to such an extent that the residential scheme would not keep a monotonous pattern. The new development is of a high quality and contextually appropriate appearance at least through proposed external materials that it does not cause harm to the

character of the local area.
No representation has been made.

The details of external materials submitted to satisfy Condition 10 of H04-0333-17 are acceptable.