DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0278-20**	**Applicant:**	**Loosegate Developments Ltd**
Proposal:	Details of external materials (Condition 2 of H09-0872-18)		
Location:	Land Off Wignals Gate Holbeach Spalding		
Terminal Date:	19th May 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

Details of external materials (Condition 2 of H09-0872-18).

A schedule of materials has been submitted.

Site Description

As host application.

History

H09-0872-18. Erection of 77 dwellings and associated works - outline approval H09-0326-17. Approved. 04-12-18.

Consultation Responses

None.

Planning Considerations

Condition 2 of H09-0872-18

Notwithstanding the details shown in Schedule of Materials 071605/PD36/P1, before the commencement of the development hereby permitted beyond oversite, a detailed schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

The submission proposed a mix of materials, and the schedule sets out the materials for each dwelling.

The materials are as follows:

Roofs: Marley Edgemere interlocking tiles (smooth grey), Redland Fenland Pantiles (slate grey and farmhouse red)

Walls to dwellings: Crest Knavesmire Multi (buff), Crest Cavendish Antique (red), Crest Selbourne Red (red), Crest old Ryedale (red)

Cills: Cream stone effect reconstituted stone

Dormer cladding: Marley Central Lap Weatherboarding (or equivalent, given supply issues - in black)

Windows: Upvc (grey , cream)

Front doors; Composite timber effect or timber (colours and styles to vary)

Walls and enclosures: A mix of clos boarded fences, post and rail fences, diamond fencing and brick walls. All are shown on a plan.

Hardstandings, paving, drives and refuse collection points: Marshall's Priora permeable block paving (charcoal, brindle), Permeable tarmac (natural), Primethorpe Indian Stone paving (Raj Green), Precast concrete slabs (natural).

The materials would form a variation and would provide a quality development. The details are considered to be acceptable.

Conclusion

The proposed materials would accord with the intentions of Policies 2 and 3 of the South East Lincolnshire Local Plan and the NPPF 2019.