DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0093-21**	**Applicant:**	**Mr S Portass**
Proposal:	Details of external cladding, window frames, external doors and screening along southern and western boundaries (Conditions 3, 4, 5 and 10 of H11-0827-20)		
Location:	Rear Of 15, 17 & 19 Market Street Long Sutton Spalding		
Terminal Date:	26th March 2021		

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

Sections 12 and 15

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4, 5 and 10 (Details of external cladding, window frames, external doors and screening along southern and western boundaries) of H11-0827-20.

History

H11-0069-11 - Full - Renovation of ground floor shops and upper floor apartments - Granted 15 April 2011

H11-0275-14 - Full - Demolition of existing workshop and erection of accommodation block containing 6 bedrooms, and detached building containing 1bedroom - Granted 3 June 2020

H11-0767-14 - C/C - Details of archaeological recording report and contamination - Approved 27 November 2014

H11-0768-14 - C/C - Details of external materials, doors and windows and existing and proposed

site levels and finished floor levels (Conditions 7, 8, 9 and 10 of H11-0275-14) - Approved 2 February 2014

H11-0508-20 - Full - Proposed residential development comprising 4 dwellings - Refused 26 August 2020.

H11-0827-20 - Full - Residential Development - 3 dwellings - re-submission of H11-0508-20 - Granted 8 December 2020.

Planning Considerations

Condition 3 (Details of external cladding) - Black timber shiplap boarding effect cladding would be used and would satisfactorily reflect the character/appearance of the former workshop on site.

Condition 4 (Window frames) - Residence 9 uPVC windows would be installed. They are conservation grade and a high specification so are considered acceptable in this instance.

Condition 5 (External doors) - Residence 9 uPVC doors would be installed. They are conservation grade and a high specification so are considered acceptable in this instance.

Condition 10 (Screening along southern and western boundaries) - 2 metre closeboarded fencing with 300mm trellising above is proposed along the southern and western boundary. Such fencing would maintain the privacy of neighbouring residents to an acceptable degree without appearing overbearing.

Conclusion

That conditions 3, 4, 5 and 10 of H11-0827-20 be discharged.