

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0105-23 **Applicant:** Mr M Ryan

Proposal: Details of external materials and archaeological investigation (Conditions 4 and 9 of H11-0393-20)

Location: London Road Long Sutton Spalding

Terminal Date: 30th March 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4 and 9 of H11-0393-20 (details of external materials and archaeological investigation)

Site Description

The site lies behind a rendered front boundary wall and alongside 19 London Road (bungalow) to the north-west.

A residential complex/nursing home and a park are situated to the rear (east). An electric substation is located to the south-east and grade II listed buildings (Adderley House stable block and Adderley House itself) beyond that. The site is within Long Sutton Conservation Area.

History

H11-0782-17 - Full - Proposed two-storey 3-bed house - Refused 17 November 2017

H11-0393-20 - Full - Erection of 2 bed house - Granted 29 July 2020

Consultation Responses

LCC Historic Environment Officer

No objections.

Planning Considerations

Condition 4 (external materials) - The proposed materials are a Forterra Hampton Rural blend brick, with Cedral Thrutone Fibre Cement roofing slates, plus a white render. The windows would be aluminium. This is similar to the original details submitted, which indicated that it would be constructed in red brickwork with a rendered first floor and double glazed polyester powder coated aluminium windows (light grey). It stated that the roof would be constructed in eternit slate (ie, artificial) tiles.

The approved dwelling is a modern interpretation of a traditional 19th century property. A previous application (ref. H11-0782-17) was for a similar contemporary design, albeit of increased scale, height and massing. Whilst a more traditional property may be more appropriate upon the site the Inspector previously took the view that "the character of the surrounding area is residential with an eclectic mix of architectural styles in the immediate vicinity comprising two-storey buildings and bungalows, and detached properties and short terraces. To the rear of the site is a large area of open land used as a sports field with a vehicular entrance to the fields and a pavilion building a short distance away on London Road. While there is an eclectic mix of styles and materials, buildings are predominantly of a traditional style with dual-pitched slate or pantile roofs and elevations built of brick or stone with some walls rendered. The style of the proposed building would match the prevailing pattern of development and some more modern elements of its design would be complementary to the overall appearance of the area."

Taking into consideration the aforementioned the proposed materials are considered to be acceptable.

Condition 9 (archaeology) - LCC Archaeology has been consulted and has confirmed that the written scheme of archaeological investigation meets its requirements in respect of Condition 9 of permission H11-0393-20. It therefore recommends that the local planning authority discharge condition 9.

Conclusion

That conditions 4 and 9 of H11-0393-20 be discharged.