

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0163-22 **Applicant:** Tawny Homes

Proposal: Details of materials for walls & roofs, boundary treatments, layout, appearance & materials of garage block, means of surface water disposal and ecology management scheme (Conditions 4, 13, 14, 16 & 20 of H13-0970-20)

Location: 3 Shivean Gate Moulton Spalding

Terminal Date: 14th April 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4, 13, 14, 16 & 20 of H13-0970-20 (details of materials for walls & roofs, boundary treatments, layout, appearance & materials of garage block, means of surface water disposal and ecology management scheme).

Site Description

The site is located on the eastern side of Shivean Gate and is currently vacant. It was previously occupied by a bungalow and is just within Moulton Conservation Area. A number of listed buildings are situated within the locality, including No. 2 Shivean Gate almost opposite, which is an early 19th Century period property.

Houses are located to the north of the site (Nos. 5 Shivean Gate and 5 All Saints Close) and also opposite (Nos. 2 and 4 Shivean Gate). Three storey 19th Century properties are situated to the south (Nos 2, 4 and 6 High Street) and associated garden to the east.

History

H13-0537-14 - Full - Replacement dwelling - Refused 21 October 2014

H13-0914-14 - Full - Replacement Dwelling - re-application following refusal of H13-0537-14 - Granted 23 December 2014.

H13-0283-16 - Full - Proposed 2 four-bedroom houses - Granted 6 June 2016.

H13-0078-17 - CC - Details of landscaping, external materials, design/position of meter boxes and boundary treatment (conditions 3, 4, 13 and 17 of H13-0283-16) - Approved 19 July 2017.

H13-0593-17 - C/C - Details of site and floor levels, footway and disposal of surface water and scheme of archaeology (Conditions 16, 19 & 20 of H13-0283-16) - Approved 19 July 2017.

H13-0606-17 - NMA - Proposed 2 four-bedroomed houses (approved under H13-0283-16) - Amendment to remove parapets - Approved 17 July 2017.

H13-0040-18 - C/C - Details of slate sample, doors, windows and frames, eaves and verges (Conditions 7, 8, 11 and part 14 of H13-0283-16) - Approved 26 April 2018.

H13-0970-20 - Full - Erection of 2 Dwellings - Granted 19 March 2021.

Consultation Responses

LCC Highways/Lead Local Flood Authority

Does not wish to restrict the grant of permission.

Planning Considerations

Condition 4 (details of materials for walls & roofs) - The proposed external materials are an Imperial Regency Red Multi facing brick and Ashover textured natural slate roof.

Condition 13 (boundary treatments) - The side and rear boundaries would be delineated by 2 metre high closeboarded fencing. This is considered to be satisfactory given that finished floor levels would be set 300mm above existing ground level.

Condition 14 (layout, appearance & materials of garage block) - The garage block is of traditional design and would be constructed in external materials to match the dwellings. The details are considered to be acceptable.

Condition 16 (means of surface water disposal) - Surface water would be discharged into soakaways within the rear gardens, subject to satisfactory percolation tests under the Building Regulations. Ground conditions are generally suitable for such facilities within this part of the

District.

Condition 20 (ecology management scheme) - The application is accompanied by a Protected Species Report which indicates that there are no ecological restraints. Ecological enhancements are recommended to ensure a net gain for biodiversity.

Conclusion

That conditions 4, 13, 14, 16 & 20 of H13-0970-20 be discharged.