

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0362-22 **Applicant:** Mrs S Dury
Proposal: Details of external cladding & roof lights (Conditions 4 & 5 of H13-1337-21)
Location: 2 High Street Moulton Spalding
Terminal Date: 2nd June 2022

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
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CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4 & 5 of H13-1337-21 (details of external cladding & roof lights).

Site Description

The swimming pool is located within the rear garden of 2-4 High Street, which form part of a 19th Century terrace within the centre of Moulton. It adjoins the rear boundary and is a shallow roofed building of brick construction with a rendered front elevation. The site is within Moulton Conservation Area.

Gardens associated with nos. 6-10 High Street are situated to the south-east. Nos 4 (bungalow) and 5 (house) All Saints Close are located immediately to the north. Land to the west has full permission for 2 dwellings (ref. H13-0970-20). A house is presently under construction to the east (ref H13-1021-17) off Bell Lane beyond rear garden associated with no. 6 High Street.

History

H13-0171-09 - Full - Change of use of room from hairdressers to residential and alterations to include new roof, replace windows and internal alterations - Granted 12 May 2009.

H13-0415-09 - C/C - Details of roof tiles and windows (Conditions 2 and 3 of H13/0171/09) - Approved 30 June 2009.

H13-0805-21 - Full - Conversion and extension of swimming pool enclosure to form yoga studio for mothers and babies - Granted 27 September 2021.

H13-1337-21 - Full - Conversion & extension of swimming pool enclosure to form yoga studio for mothers and babies - approved under H13-0805-21. Modification of Condition 2 to allow amendments to previously approved plans and removal of Conditions 5 & 6 relating to roof tiles & roof lights - Granted 18 March 2022.

Planning Considerations

Condition 4 (External Cladding) - The proposed material is timber cladding painted dove grey to match the rear of the existing house. This would be on all external walls with appropriate fire resistant paint to satisfy Building Control.

Condition 5 (Roof Lights) - The proposed rooflights/pods are aluminium and supplied by Easy Fit of Clenchwarton .

Conclusion

The submitted details are satisfactory. It is therefore recommended that conditions 4 & 5 of H13-1337-21 be discharged.