Planning Statement

Section 73 application to vary Condition 2 of approval H13-0773-24 at 49 Ashby Gardens, Moulton, Spalding

1. Introduction

I submit this planning statement on behalf of my client, Mr J Howling, to accompany the resubmission of application H13-0412-25. The application seeks approval for amended external materials and the addition of a bay window to the living room. The principle of development is established through approval H13-0773-24. The sole issue raised previously (H13-0412-25) was the appropriateness of the external materials. This statement demonstrates that the revised proposals are entirely consistent with the locale, the development plan and national policy.

2. Background & Refusal Reason

The previous application was refused under delegated powers on the basis that the materials (cream render and timber-effect cladding) were considered incongruous to the brick-built character of Ashby Gardens. The officer's report stated this would set a harmful precedent. No other issues were identified – amenity, highway safety, and flood risk were all found acceptable.

3. Proposed Materials & Rationale

The resubmitted scheme proposes:

- Cream silicone render to the ground floor
- Oak-effect composite cladding to the first floor
- Anthracite windows and doors

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This approach ensures a coherent treatment across all elevations. Matching brick was initially intended but proved unviable due to poor matching bricks and weathered mortar, creating risk of a visible junction line. The chosen materials provide quality, durability, and visual harmony.

4. Precedent & Context

The assertion that render and cladding are alien to the area is not supported by evidence. Numerous nearby approvals establish precedent, including:

• 7 Ashby Gardens (H13-0721-21) – substantial extension clad and painted brick approved despite objections. The officer report explicitly concluded cladding would not cause unacceptable harm to character.

• 62 Hatt Close (H13-0530-22) – rendered and clad dwelling of almost identical composition approved in 2022. Officer concluded multiple materials would not materially harm local character.

• 28 Station Road (H13-0019-21) – full timber-clad new dwelling approved in a predominantly brick context.

Additional examples are present throughout Hatt Close, Station Road, Broad Lane, Lowther Avenue and Weston, including render, cladding, and combinations of cream and grey tones. An exhaustive list has previously been submitted to the Council.

5. Policy Assessment

SELLP Policy 2 sets the overarching sustainable development criteria, requiring proposals to integrate well with their setting. Policy 3 requires good design that respects context but does not preclude innovation. These align with NPPF Section 12 (December 2024), which states that design should:

• Add to the overall quality of the area (para. 135)
• Be visually attractive as a result of good architecture, layout and materials (para. 135)
• Respect local character and history while promoting innovation (para. 139)

In this case, the proposal does not expand the dwelling further but simply substitutes external finishes. The materials chosen are sympathetic, high quality, and consistent with established precedent. There is no conflict with SELLP or NPPF objectives.

6. Planning Balance

The planning balance requires that decisions be made in accordance with the development plan unless material considerations indicate otherwise. Here:

• The principle of development is already accepted.
• No amenity, highway, or flood issues arise.
• Extensive precedent demonstrates that render and cladding are not harmful or incongruous in this location.

Accordingly, there are no adverse impacts that significantly or demonstrably outweigh the benefits of permitting the proposed finish.

7. Conclusion

In summary, this resubmission:

• Proposes high-quality and durable materials.
• Addresses the officer's previous concern by demonstrating local precedent.
• Complies with SELLP Policies 2 and 3 and the NPPF.

The proposal will breathe life into the an aging property and will be of benefit not only to the site, but also to this area of Moulton.