

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-1164-22 **Applicant:** Mr R Tearle

Proposal: Details of external materials, landscaping and tree planting, proposed boundary treatments and ecological biodiversity measures (Conditions 3, 4, 5 and 9 of H13-0682-22)

Location: The Limes 15 Hall Gate Moulton

Terminal Date: 7th February 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
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
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CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4, 5 and 9 of H13-0682-22 (details of external materials, landscaping and tree planting, proposed boundary treatments and ecological biodiversity measures).

Site Description

The site (some 0.21ha) is located within a row of frontage properties on the western side of Hall

Gate and is currently occupied by a late 19th/early 20th century house with a contemporary extension and conservatory to the rear. Houses are located to the north and south and a grade II listed property (no. 12) on the opposite side of Hall Gate.

History

H13-0682-22 - Full - Proposed replacement dwelling and storage barn - Granted 1 September 2022

Planning Considerations

Condition 3 (Materials) - The proposed materials are:

- Imperial Reclamation Shire Blend bricks
- Cedral Thrutone Smooth Slates at the front
- Marley Eden Red Clay Pantiles at the rear

The details are acceptable and would be in character with the property and would not harm the setting of No. 12 Hall Gate (grade II listed).

Condition 4 (landscaping) - Garden landscaping, including mature shrubs and trees, would be retained, along with Hornbeam/Beech hedging.

Condition 5 (boundary treatment) - Existing fencing and mixed hedging (Hornbeam/Beech) would be retained along the northern and southern boundaries. 1m high fencing would be erected along the frontage.

Condition 9 (ecological biodiversity measures) - The measures include the installation of 3 no. Swift boxes on the building, a bat box within the rear garden and a Barn owl roosting box.

Conclusion

The submitted details are considered acceptable. It is therefore recommended that conditions 3, 4, 5 and 9 of H13-0682-22 be discharged.