

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-1232-18 **Applicant:** Mr R Coward
Proposal: External alterations to dwelling - retrospective
Location: The Old School House Coronation Avenue Throckenholt
Terminal Date: 7th February 2019

Planning Policies

Local Plan July 2016:

SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity
SG20 Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a retrospective application for the installation of Kavex UPVC sand coloured textured cladding at the first floor level of Old School House, Coronation Avenue, Throckenholt. The proposal is within defined settlement limits under the Draft South East Lincolnshire Local Plan and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to install Kavex UPVC sand coloured textured cladding at the first floor level.

This cladding replaced matt black mock Tudor timber beams with off white masonry paint to the render. No other alterations are to be made to the property.

North Level Internal Drainage Board has no objections to the proposal. No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity or harm to the character of the property or surrounding area. The design is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.