DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-1263-18**	**Applicant:**	**Mr M Bacon**
Proposal:	Details of landscaping, bricks and capping for garden wall, roofing materials, doors, windows and roof lights (Conditions 5, 7, 9, 10, 11 and 13 of H19-0838-18)		
Location:	North: 251 The Oaks & 251 Broadgate Road Sutton St Edmund Spalding		
Terminal Date:	21st February 2019		

Planning Policies

Local Plan July 2016:

SG14	Design and Layout of New Development

National Guidance

National Planning Policy Framework 2018

Section 12

Representations:

	Object	Support	No Obj.	Comments
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Condition 5 (Landscaping) - Details include tree and shrub planting and are satisfactory.

Condition 7 (Bricks and capping for garden walls) - To be built from re-claimed bricks off the site.

Condition 9 (Roofing material) - Slates reclaimed from site.

Condition 10 (External doors) - Sections acceptable. Timber stained dark brown.

Condition 11 (Window frames) - Sections acceptable. Timber windows stained dark brown.

Condition 13 (Roof lights) - Conservation rooflights are proposed and are acceptable.