DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H20-0007-22	**Applicant:**	Mr D Mitchell
Proposal:	Details of external materials, landscaping, window frames and ecological biodiversity measures (Conditions 3, 8, 9 & 11 of H20-0836-21).		
Location:	The Challenge Childersgate Sutton St James		
Terminal Date:	4th March 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 8, 9 & 11 of H20-0836-21 (details of external materials, landscaping, window frames and ecological biodiversity measures).

Site Description

The site is located in open countryside on the north-eastern side of Childersgate Lane. It is currently occupied by a static caravan and some outbuildings. It also contains the foundations of a garage block.

Planning History

H20-0557-97 - Full - Erection of three bedroomed bungalow - Refused 16 January 1998.

H20-0337-05 - Full - Erection of a dwelling - Withdrawn 28 March 2011.

H20-0220-11 - S191 - Erection of single storey dwelling - approved 18 May 2011.

H20-0625-11 - S191 - Erection of single-storey dwelling - Approved 17 |October 2011.

H20- 0495-12 - Full - Erection of replacement dwelling - Granted 21 September 2012.

H20-1130-17 - Full - Replacement two-storey dwelling and detached double garage (retrospective) - Refused 28 February 2018.

H20-0726-18 - Full - Erection of detached dwelling and detached double garage (garage already started under approval H20-0495-12) - Approved 2 October 2018.

H20-0836-21 - Full - Proposed erection of dwelling with attached annexe (part retrospective) - Granted 1 November 2021.

Planning Considerations

Condition 3 (details of external materials) - Amberley Red Multi facing bricks are proposed for the walls and Natural Standard Spanish Slates for the roofs. The details are considered acceptable.

Condition 8 (landscaping) - Existing trees and hedges are to be retained. Additional native hedge planting is also proposed along the south-eastern and north-western boundaries.

Condition 9 (window frames) - The replacement dwelling is a 3-bed house of bespoke design. It includes both traditional and contemporary features. The proposed windows are Anthracite Grey uPVC with flush fitting casements. They are considered to be of a higher specification that standard uPVC windows and are considered appropriate to the character/appearance of the new building.

Condition 11 (ecological biodiversity measures) - The application is accompanied by an Ecological Enhancement Plan which proposes bio-diversity measures such as bat boxes, Swift bricks, bird boxes and a Barn Owl box.

Conclusion

That conditions 3, 8, 9 & 11 of H20-0836-21 be discharged.