

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H20-1154-18 **Applicant:** Mr and Mrs Griffiths

Proposal: Details of landscaping, bricks and roof tiles, window frames and doors, roof lights, eaves and chimneys and external boxes, gas flues and soil vent pipes (Conditions 5, 6, 7, 11, 12, 16, 17 and 18 of H20-0733-15)

Location: Priory Cottage Broadgate Road Sutton St James

Terminal Date: 1st March 2019

Planning Policies

Local Plan July 2006:

HS17	Replacement Dwellings in the Countryside
SG14	Design and Layout of New Development
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2019

Section 12

Representations:

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

CASE OFFICER ASSESSMENT

Condition 5 (Landscaping) - Existing trees to remain as indicated on dwg. no. CC/TRG/18.

Condition 6 (Bricks) - Vandersanden Cottage Mix bricks are proposed. Although they are a variegated red brick they are considered to be hard to resist given that the proposal is a modern interpretation of a 19th century property.

Condition 7 (Roof) - Marley Edgemere Interlocking Slate in Smooth Grey. Slimline concrete tile with slate appearance. Considered acceptable on balance given the that the proposal is a modern interpretation of a 19th century property.

Condition 11 (Windows) - Residence 9 windows are proposed based on a 19th century timber design.

Condition 12 (Doors) - Composite panelled doors are proposed which are considered acceptable on balance.

Condition 16 (Rooflights) - No rooflights are proposed.
Condition 17 (Chimney and eaves details) - The submitted details are acceptable.
Condition 18 (External boxes, etc) - No external boxes are proposed on the front elevation.