Online Comment

Application	H21-0878-25
Location	Rectory Farm Rectory Road Tydd St Mary PE13 5QL
Proposal	Erection of two dwellings on former farm/depot yard - approved under H21-0785-24. Modification of Condition 3 to change window material.

Name	Greg Watkinson, Principal Conservation Officer
Address	Council Offices Priory Road Spalding PE11 2XE

Date Submitted	22-10-25
For/Against	Comments

I wish to raise my objection to this proposal, based upon the same grounds raised during the consultation on the parent application to this S.73 application.

Policy 29 B(3) states that new development should seek to retain and reinforce local distinctiveness with reference to (amongst other factors) materials. UPVC is not a local vernacular material. Moreover, whilst at this stage, no details have been provided of the proposed fenestration, UPVC windows - even those marketed as 'timber effect' typically display telltale signs of modern plastic manufacture and the associated specification.

The applicant's proposed justification of this; being that timber is more costly and difficult to maintain to a good standard is understood. However, this is also a factor based largely upon the units that the applicant themselves chooses to procure and the property owner's maintenance schedule, and other than in exceptional circumstances does not represent the justification of inappropriate materials and window formats within a conservation area setting.