DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0296-21**	**Applicant:**	**Mr & Mrs Bray**
Proposal:	Details of external materials, landscaping and boundary treatment (Conditions 3, 4 & 5 of H23-1024-20)		
Location:	Maryland Oxcroft Bank Shepeau Stow		
Terminal Date:	18th May 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4 & 5 of H23-1024-20 (details of external materials, landscaping and boundary treatment).

History

H23-1024-20 - Full - Proposed Dwelling and Garage - Granted 19 January 2021.

Planning Considerations

Condition 3 (External Materials) - The property would be constructed in Wienerberger Hathaway Brindled brickwork with a grey roof tile. The details are considered acceptable.

Condition 4 (Landscaping) - Existing trees would be retained and Canadian Red Maple are proposed at the rear. The details are considered to be acceptable.

Condition 5 (Boundary Treatment) - The property only has narrow dining room windows on the

ground floor and ensuite windows at first floor level on its north-eastern elevation facing Marilyn. Existing close boarded fencing would be retained along the north-eastern boundary. New fencing is proposed along the boundary with Maryland and along the south western boundary. The details are considered satisfactory and would ensure that the amenity of neighbouring residents was not materially harmed in terms of overlooking/ lack of privacy.

Conclusion

That conditions 3, 4 & 5 of H23-1024-20 be discharged.