

Development Management Delegated Decision Report

B/19/0410/CD1



SUMMARY OF APPLICATION			
Application Reference	B/19/0410/CD1		
Application Type	Discharge of Condition		
Proposal	Application to approve details relating to Condition 5 (Materials) of planning permission B/19/0410		
Location	The Spinney, Ralphs Lane, Frampton West, Boston PE20 1RQ		
Applicant	Mr Ray Frankish		
Agent	Mrs Tara Williams, JMAD Architecture		
Target Decision Date:			
Statutory Expiry Date:	04-Oct-2021		
Extension of Time:	----		
Recommendation	DISCHARGE Condition 5		
Report by:	Megan Epton		
Date:	04-Oct-2021		
Officer Appraisal / Comments:			
<p>Planning permission (B/19/0410) was granted on 20th December 2019 for the erection of a residential dwelling at The Spinney, Ralphs Lane, Frampton West, Boston, PE20 1QU. This was a variation to an earlier approval under B/18/0233.</p> <p>Condition 5 attached to B/19/0410 required the approval of the materials to be used in the construction of the dwelling, including stain colours for any cladding, before any development could proceed above slab level.</p> <p>Details have been submitted, indicating that:</p> <ul style="list-style-type: none"> The timber cladding on the dwelling will be Kebon clear cladding. The aluminium cladding on selected walls of the dwelling (as shown on drawing number- 06E Proposed Elevations) will be in Prefa's 'Fabre Hellgrau (light grey) 07 P.10' and the fascia feature band will be of the same colour. The roof of the dwelling will be in 'Smooth Grey imitation slate roof tiles'- differing from the original proposal which included Kebony roof cladding. The windows and doors will be anthracite aluminium with upvc frames, with flashing where required. The brickwork, between the cladding and ground level will be in 'Solid Wienerburger Staffordshire Smooth Brick'. <p>It is considered that the proposed materials are suitable in type, colour and texture, and will result in a development that reflects high standards in architectural merit whilst remaining sensitive to its rural location and enhancing its setting.</p>			
Condition number	Condition	Details submitted	Status



C.5	<p>Prior to any development being carried out above slab level samples of materials that are to be used in the construction of the dwelling, including stain colours for any cladding, shall be submitted to and approved by the local the Local Planning Authority.</p>	<ul style="list-style-type: none"> • Materials Schedule (Submitted 09-Aug-2021) • 17168 05D Proposed First Floor/Roof Plan • 17168 06E Proposed Elevations • 17168 07C Proposed Sections 	Details acceptable.
NOTES FOR DECISION NOTICE:			