

Development Management Delegated Decision Report



SUMMARY OF APPLICATION

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| Application Reference | B/19/0453/CD1 |
| Application Type | Discharge of Condition |
| Proposal | Application to have details relating to condition 4 (walls and fences), C6 (hard and soft landscaping), C7 (pollution reduction) and C8 (materials – bricks and tiles) attached to permission B/19/453 453 (Conversion of existing house into 2 dwellings and erection of 2 new dwellings with separate access) |
| Location | 80, Sleaford Road, Boston, PE21 8EU |
| Applicant | Mr S Denby, Denby Property Developments Ltd |
| Agent | Mr Steven Kendrick, SK-tec Ltd |
| Target Decision Date: | 18 August 2020 |
| Statutory Expiry Date: | 25-Sep-2020 |
| Extension of Time: | |
| Recommendation | Conditions discharged |
| Report by: | Emma Dennis |
| Date: | 21/09/2020 |
| Officer Appraisal / Comments: <p>Planning permission was granted on 22 January 2020 for conversion of existing house into 2 dwellings and erection of 2 new dwellings with separate access. Conditions 4 (walls and fences), 6 (hard and soft landscaping), 7 (pollution), 8 (materials), required approval before development takes place above damp proof course level.</p> <p>A material schedule and the following plans have been submitted with this discharge of conditions application:</p> <ul style="list-style-type: none"> 19/728-01 Rev A Appendix A Boundary Fences 19/728-01 Rev A Appendix B Planting Schedule 19/728-01 Rev A Appendix C Charging Point Locations and Bin Storage <p>Environmental health were consulted on condition 7 which relates to providing measures to reduce pollution, their response was that the information submitted is acceptable and there were no further comments.</p> <p>The details submitted have been assessed and are all acceptable to be used for this development and therefore conditions 4, 6, 7 and 8 can be discharged.</p> | |



| Condition number | Condition | Details submitted | Status |
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| C.4 | No development shall take place above damp proof course level until details of all walls and fences, including details of their height, design and position, have been submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved for each plot shall be constructed before each respective dwelling is brought into use and retained thereafter. | Plan 19/728-01 Rev A, Appendix A – Fencing, submitted on 30 th September 2020. <ul style="list-style-type: none"> • 1.8m fencing shown in yellow on plan • 1.2m fencing shown in blue on plan • 0.9m post and rail and Red Robin plants shown in green on plan. | Details acceptable |
| C.6 | No development shall take place above damp proof course level until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details prior to the occupation of the last dwelling approved by this consent. The scheme shall include: <ul style="list-style-type: none"> a) hard surface materials b) minor structures c) planting schedules (species, sizes densities) d) existing trees to be retained/removed | Details submitted on Materials Schedule and shown on plan 19/728-01 Rev A, Appendix B – Planting Schedule submitted on 31 st July 2020. | Details acceptable |
| C.7 | No development shall take place above damp proof course level until final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures. | Details submitted shown on plan 19/728-01 Rev A, Appendix C – Charging point locations, submitted on 31 st July 2020. | Details acceptable |
| C.8 | No development shall take place above damp proof course level until final | Details submitted on Materials schedule, | Details acceptable |

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| | <p>details of the brick and tiles to be used in the construction of the dwellings hereby approved have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved materials</p> | <p>brick to match the original heritage bricks and concrete slate effect roof tile both will match existing dwelling of 80 Sleaford Road.</p> | |
| <p>NOTES FOR DECISION NOTICE:</p> | | | |