

Development Management Delegated Decision Report



SUMMARY OF APPLICATION

Application Reference	B/21/0244/CD1
Application Type	Discharge of Condition
Proposal	Application to approve details relating to Condition 4 (Materials) of planning permission B/21/0244 (Extension and alteration to existing building to create annexe)
Location	Graves Farm, Smeeton Lane, Fosdyke, Boston PE20 2AU
Applicant	Mr & Mrs Dobney
Agent	Design & Management.co.uk
Target Decision Date:	
Statutory Expiry Date:	01-Jul-2022
Extension of Time:	n/a
Recommendation	APPROVE Condition 4
Report by:	Emma Dennis
Date:	17 th June 2022

Officer Appraisal / Comments:

Planning permission was approved on 14/07/2021 for the extension and alterations to an existing building to create an annexe. Condition 4 required that the materials proposed be approved before works could proceed above ground level.

Details have been submitted, indicating that:

- Red facing brick;
- Marley Cedral cladding, colour dark grey (C15) with contrasting black or grey windows and doors;
- Marley Cedral Fibre cement;
- White uPVC fascia's; and
- Black or white uPVC gutters and downpipes

It is considered that the proposed materials are suitable in type, colour and texture, and will result in a development that is in keeping with the character of the area.

Consultations were not necessary in the assessment of this application.

Condition number	Condition	Details submitted	Status
4	Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of	<ul style="list-style-type: none"> ▪ Cedral colour range brochure. ▪ Cedral Fibre Cement Slate Document ▪ Proposed Material Type (cedral lap) ▪ Proposed Elevations 	Approved



	<p>all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.</p>		
<p>NOTES FOR DECISION NOTICE:</p>			