

# Development Management Delegated Decision Report



## SUMMARY OF APPLICATION

Application Reference	B/22/0146/CD1
Application Type	Discharge of Condition
Proposal	Application for the discharge of Conditions 3 (Materials), 4 (EV Charging Points) & 6 (Biodiversity) relating to planning permission B/22/0146
Location	Richmond, Shore Road, Freiston, Boston PE22 0LN
Applicant	Viktoria Kiraly
Agent	Mr Daniel Thompson, Origin Design Studio Ltd.
Statutory Expiry Date:	05-May-2023
Extension of Time:	
Recommendation	Discharge conditions 3, 4 and 6
Report by:	Simon Eldred
Date:	15-May-2023

### Officer Appraisal / Comments:

#### Background

Full planning permission (B/22/0146) was granted subject to nine conditions on 25<sup>th</sup> January 2023 for a proposed replacement dwelling at Richmond, Shore Road, Freiston, Boston, Lincolnshire, PE22 0LN.

#### Current application

An application has now been received to discharge three of those conditions.

**Condition 3** – requires the approval of the materials to be used in the construction of the dwelling's external surfaces before development takes place. The current application includes a document entitled 'Planning Condition – Discharges Richmond House' which identifies the use of:

- Crest Old Ryedale bricks with white lime mortar;
- vertically-oriented FSC Siberian Larch cladding;
- external windows and doors with anthracite-coloured (RAL 7016) frames; and
- anthracite-coloured upvc rainwater goods.

It is considered that the proposed materials: will ensure that the new building is in keeping with the character of the area; and meet the requirements of Condition 3.

**Condition 4** – requires the approval of details regarding the provision of an electric vehicle charging point before development can proceed above ground level. The current application includes a document entitled 'Planning Condition – Discharges Richmond House' which identifies that a QUB EV Smart – 7.3kW single phased charging point will be installed on the external wall of the garage car port between the car port and the house before the occupation of the property.



Boston Borough Council's Principal Environmental Health Officer indicates that they have no objections to these proposals.

It is considered that these proposals: will promote sustainable transport; and meet the requirements of Condition 4.

**Condition 6** – requires the approval of details of measures to enhance biodiversity on the site before development can proceed above ground level. The current application includes a document entitled 'Planning Condition – Discharges Richmond House' which identifies:

- the installation of a swift box, a sparrow nest box, a small bird/blue tit box, bee bricks, and a bat box into the buildings;
- the installation of hedgehog gaps into perimeter fencing;
- the creation of a wildlife pond; and
- the planting of a mixed native hedgerow, a lavender garden, native trees, and wildflower planters.

It is considered that these proposals: will enhance the site's biodiversity; and meet the requirements of Condition 6.

Condition number	Condition	Details submitted	Status
3	<b>No development shall take place above ground level until details of the materials proposed to be used in the construction of the dwelling's external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</b>	<ul style="list-style-type: none"> <li>• Crest Old Ryedale bricks with white lime mortar;</li> <li>• vertically-oriented FSC Siberian Larch cladding;</li> <li>• external windows and doors with anthracite-coloured (RAL 7016) frames; and</li> <li>• upvc rainwater goods in anthracite finish.</li> </ul>	Acceptable
4	<b>No development shall take place above ground level until details regarding the provision of an electric vehicle charging point have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</b> <ul style="list-style-type: none"> <li>- the location of the charging point;</li> <li>- the specification of the charging point; and</li> <li>- a timetable for the implementation of the above measures.</li> </ul> <b>The development shall be</b>	QUB EV Smart – 7.3kW single phased charging point to be installed on the external wall of the garage car port between the car port and the house before the occupation of the property.	Acceptable

6	<p>carried out in strict accordance with the approved details.</p> <p><b>No development shall take place above ground level until details of measures to enhance biodiversity on the site have been submitted to and agreed in writing by the Local Planning Authority. Measures to improve biodiversity should include:</b></p> <ul style="list-style-type: none"> <li>- planting a range of native trees, shrubs and flowers; and</li> <li>- installation of swift bricks, bird and bat boxes and hedgehog gaps.</li> </ul> <p><b>The details approved shall be implemented prior to occupation of the development and shall be maintained thereafter.</b></p>	<ul style="list-style-type: none"> <li>• the installation of a swift box, a sparrow nest box, a small bird/blue tit box, bee bricks, and a bat box into the buildings;</li> <li>• the installation of hedgehog gaps into perimeter fencing;</li> <li>• the creation of a wildlife pond; and</li> <li>• the planting of a mixed native hedgerow, a lavender garden, native trees, and wildflower planters.</li> </ul>	Acceptable
NOTES FOR DECISION NOTICE:			