

Reference:	PA/2024/1234	Application Type:	Reserved Matters
Address:	10 Saxby Hill, Saxby All Saints, Brigg, DN20 0QL	Description:	Details of appearance of 1 no new dwelling
		Date of Response:	11/11/2024
		Case Officer:	Jennifer Ashworth
Heritage/Conservation Considerations:			
Designated Heritage Assets: Saxby All Saints Conservation Area			
Non-Designated Built Heritage Assets: N/A			
Advice/Comments:			
<p>The application is to provide details for the reserved matters of approved application PA/2022/2018 for the construction of a new dwelling within Saxby All Saint's conservation area.</p> <p>The site sits close to a modern bungalow, another new dwelling sits on the next plot down the hill from this site's location.</p> <p>The intention for the dwelling is to replicate a new build the applicant built in another location, when meeting the applicant this detail was shared as their design inspiration and several notes were made such as the decision to omit a Classical style door surround to this new dwelling.</p> <p>In principle there is no objection to the detail provided however, given the contribution and windows and doors to the quality of new development more detailed drawings of these individual elements including dimensions of the frames and bars (windows only for dimensions), alongside technical information from the manufacturer. Window details should outline the intended method of ventilation for the windows for example are trickle vents intended, or can this be provided alternatively and such vents omitted?</p> <p>A composite panelled door will not replicate the character or detail that is produced by a timber door and as such for this element of the development a timber door must be utilised, also based upon the style of window proposed a four panelled door is more appropriate and proposals should be amended to reflect this.</p> <p>The choice of brick, brick detail and natural clay pantile are acceptable and in line with other similar new development. Further detail is required to clarify the rainwater goods to be utilised here.</p>			
Relevant Legislation/ Policy/ Guidance			
Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 North Lincolnshire Local Plan Adopted 2003 HE2, CS6			
Reviewed by:	Felix Mayle MA Dist IHBC	Date:	11/11/2024