DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0143-24**	**Applicant:**	**Seagate Homes**
Proposal:	Details of external materials (Condition 10 of H02-0696-22)		
Location:	17 Barbers Drove North Crowland Peterborough		
Terminal Date:	15th April 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

03 Design of New Development

National Guidance

National Planning Policy Framework 2023

Section 12 - Achieving well-designed and beautiful places

Representations:

	Object	Support	No Obj.	Comments
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is for the discharge condition 10 related to planning permission H02-0696-22. Condition 10 requires:

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The applicant has provided a schedule of external materials.

Site Description

The site area is approximately 1.22ha and is largely grassed. Original Permission was achieved for

a residential development of 41 dwellings, new site access, internal roads, footpath links and landscaping.

The site adjoins a small number of properties at its south western end. Some are bungalows on the opposite side of Barbers Drove face towards the site. To the north east are residential properties and Crowland Fire Station, with an IDB drain in-between. The south Eastern Boundary fronts James Road and an existing drain runs the length of that boundary, adjoining the IDB drain at the northern end.

History

H02-0696-22 - Residential Development of 41 dwellings, new site access, internal roads, footpath links and landscaping. Approved 09-10-23

Consultation Responses

IDB
No comments

Planning Considerations

The applicant has provided an External Material schedule that shows the proposed external facing materials to be used across the site. They are:

1. FACING BRICKWORK - Wienerberger - laid in Stretcher bond with Cemex M4 natural mortar (Splash course to be concrete Grey brick)

2. BRICK DETAILS - Projecting stretcher bonding, projecting sills, verges, corbels, soldiers - all to match facing brickwork (as required - in accordance with Working Drawings)

3. WINDOWS - PVCu Casement - means of opening as per Proposed Elevations. Reveal depth approx. 75mm from face of brickwork

4. SOFFITS & FASCIAS - PVCu;Fascia 175mm, soffit 200mm (Barge boards to all house types)
5. RAINWATER GOODS - Half-round PVCu gutters

6. EXTERNAL FLUES - Black; Locations as per Proposed Elevations

7. EXTERNAL VENTS - Buff colour to suit facing brickwork; Location as per Proposed Elevations

8. METER BOX - Electric & Gas recessed wall mounted (as and where indicated on working drawings) to be white; ground gas boxes (Mitras Multibox Universal; where indicated on working drawings) to be brown

The document also describes which plot will be made up of each material type. The proposed palette of materials is considered to be appropriate and would provide a scheme that would not detract from the character of the area.
This condition was imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and is hereby discharged.

Conclusion

Condition 10 related to planning permission H02-0696-22 is therefore discharged

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.