

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0365-25 **Applicant:** Ashwood Homes
Proposal: Details of external materials (Condition 3 of H02-0167-22)
Location: Land To The South East Of Harrington Drive Crowland Spalding
Terminal Date: 9th June 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
06	Developer Contributions
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
29	The Historic Environment
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards
APPENDIX 8	Developer Contributions for Education Facilities
APPENDIX 9	Developer Contributions for Health Care Facilities

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1

NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
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CASE OFFICER ASSESSMENT

Proposal

This proposal seeks to discharge Condition 3 of planning approval H02-0167-22, relating to details in relation to the external materials.

Planning approval H02-0167-22 was a full planning application for the erection of 5 dwellings.

Site Description

The application site is located between Harrington Drive and James Road. This permission relate to a scheme approved for 5 number dwellings, however there are wider residential permissions across the wider area, that abut this approval site.

History

H02-1067-22 - Full - The erection of 5 dwellings with associated garages and external works - Approved 03.10.2023

H02-1076-23 - Non-Material Amendment - Erection of 5 dwellings with associated garages and external works - approved under H02-0167-22. Amendment to house type from Severn to Severn-V - Approved 18.12.2023

H02-1052-23 - Condition Compliance - Details of surface water drainage, construction management plan & method statement, site & floor levels, management & maintenance schedule, landscaping & tree planting, boundary treatments, external boxes for gas and electricity supplies, preliminary ecological appraisal, swift nest bricks & water consumption details (Conditions 4, 5, 6, 8, 9, 10, 11, 12, 13, 14 of H02-0167-22) - Approved 02.02.2024

H02-0533-24 - Condition Compliance - Details of external materials of construction of buildings and hard surfaced areas (Condition 3 of H02-0167-22) - Approved 02.07.2024

Consultation Responses

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Planning Considerations

This proposal seeks to discharge Condition 3 of planning approval H01-1204-22, relating to details in relation to the external materials.

Condition Details

The conditions detail:

Condition 3

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.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

The applicant has provided a schedule of materials (drawing number 132-MSL-20) by Ashwood Homes. Plots 1, 2 & 5 are to be made up of 'Ivanhoe Cream' facing brick whilst 3 & 4 are to be finished in 'Oakmoor Cream'. All roofs are dressed in a concrete pantile in burnt slate apart from plot 5 which is to be Wienerberger New Cassius in Antique Slate. Rainwater goods, flue terminals and extract grills are all to be black.

The proposed external materials represent an acceptable palate that will not give rise to unacceptable character harm. They will result in a scheme that is in-keeping with wider residential permissions in the area. The information submitted to discharge the condition is therefore considered acceptable.

This condition has previously been discharged, with this submission comprising a differing roof type for plot 5. Whilst differing, the alternative roof type is of a similar appearance, comprising a slate finish.

The submitted materials are considered to be in keeping with the character of the area and therefore are acceptable. The condition can be 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.

Conclusion

The details in relation to Condition 3 are acceptable and can be discharged.