DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0433-23**	**Applicant:**	**Burmor**
Proposal:	Details of external materials (Condition 2 of H02-1090-19)		
Location:	18 Low Road Crowland Spalding		
Terminal Date:	4th July 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving Well Designed Places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Application to discharge condition 2 of H02-1090-19, relating to the details of external materials.

Site Description

The site is approximately 1.54ha in size and it is irregular in shape with a road frontage of approximately 127m to Low Road and a frontage of approximately 77m to Plank Drove. The depth of the site varies from approximately 77m to the west and approximately 161m to the east.

There is an existing bungalow located centrally along the Low Road frontage and the foundations of former agricultural buildings in the southwest corner of the site accessed from Plank Drove. The balance of the site is agricultural land.

There are trees within the garden of the bungalow and trees and hedgerow to the eastern boundary. There is existing residential development to the east in the form of large, detached houses on large

plots. To the southeast are detached properties.

There is agricultural land to the south. On the opposite side of Low Road to the north are paddocks and dyke.

Relevant History

H02-0054-18 - Outline. Proposed residential development. Approved 03/10/19.

H02-1090-19 - Reserved Matters. Residential development - 30 dwellings and associated works - outline approval H02-0054-18. Approved 26/05/21.

H02-0121-20 - Condition Compliance. Details of foul water disposal, finished floor levels, and surface water drainage (Conditions 14, 16 and 22 of H02-0054-18). Approved 26/05/21.

H02-0105-22 - Condition Compliance. Details of construction management plan, contamination, landscaping & hedge planting, lighting, refuse, visibility splays, footway, phasing, street maintenance & highway design (Conditions 5, 6, 7, 8, 10, 13, 15, 17, 18, 19, 20 & 21 of H02-0054-18). Approved 06/12/22.

H02-0420-23 - Condition Compliance. Details of landscape management plan (Condition 11 of H02-0054-18). Ongoing.

Consultation Responses

Crowland Parish Council

No objection

Planning Considerations

Condition 2

There are two basic designs proposed on site. Type A and E feature one material schedule, and Type B, C and D another. All dwellings would be constructed of Anglian Cream Handmade bricks, a light, sandy brown brick. All plots are to have white UPVC windows, doors, and fascia.

Type A and E would be constructed of the above brick, with grey concrete interlocking roof tiles. The materials are similar to those present on nearby properties and will ensure that the new development blends seamlessly into the area.

Type B, C and D would also be constructed of Anglian Cream Handmade bricks. The dwellings would have red concrete interlocking roof tiles. The dwellings would be covered in white, chalk render. The sills would be made of "Bathstone" concrete. The submitted details are acceptable and would ensure the development does not appear incongruous within the area. While render is not common within the area, the development would still appear well blended and would not appear out of keeping.

Brindle coloured, permeable block paving is proposed for private drives. Private paths are to be paved with Milford Buff Riven buff slabs. Footways and road surfaces are to match the existing installations. All materials would suitably complement the proposed brickwork and the existing road infrastructure.

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

Conclusion

The recommendation is to discharge Condition 2 of H02-1090-19.

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.