DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0498-19**	**Applicant:**	**Mrs C Sadler**
Proposal:	Details of cladding and roof materials (Conditions 4 and 7 of H02-0968-15)		
Location:	28 Plank Drove Crowland Spalding		
Terminal Date:	10th July 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a Condition Compliance application relating to details of cladding and roof materials (Conditions 4 and 7 of H02-0968-15) in association with the erection of new exemplar 4 bed house with swimming pool and gym, and separate garage on land between 24 and 28 Plank Drove, Crowland.

The applicant is seeking approval for alternative cladding and roof materials to that approved under H02-0568-18. The previous proposal was for VMZinc in colour 'Quartz', however the applicant wishes to change this to TATA Colourcoat Urban Merlin, which is very similar in colour.

Site Description

The site is situated in the open countryside and its last use may have been grazing land. Conifers have separated the land from the main field, which runs to the east of the plot. There are two storey detached houses either side of the plot and a bungalow to the north west. There are open fields opposite the site, to the west. These properties are of more traditional design in comparison to the proposed dwelling.

History

H02-0568-18 - Details of cladding, roofing materials, windows and doors etc., and external boxes, flues and pipes (Conditions 4, 7, 9 and 13 of H02-0968-15) (approved July 2018)

H02-0563-17 - Details of stone for external walls and freestanding panel (Conditions 5 and 6 of H02-0968-15) (approved October 2017)

H02-0126-17 - Details of landscaping (Condition 11 of H02-0968-15) (approved March 2017)

H02-1248-16 - Non-material amendment application to amend design of garage (approved December 2016)

H02-1070-16 - Details submitted relating to Conditions 3, 8 and 10 of H02-0968-15 (approved November 2016)

H02-0968-15 - Full planning application for the erection of a new exemplar 4 bed house with swimming pool and gym, and separate garage (approved January 2016)

Consultation Responses

None.

Planning Considerations

Given that the proposed alternative cladding is very similar in appearance to that previously approved there are no significant concerns from a planning point of view.

Conclusion

Taking the above into account, the details relating to cladding and roof materials (Conditions 4 and 7 of H02-0968-15) is considered acceptable.

The recommendation is therefore for a delegated approval.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.