DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0533-24**	**Applicant:**	**Ashwood Homes Ltd**
Proposal:	Details of external materials of construction of buildings and hard surfaced areas (Condition 3 of H02-0167-22)		
Location:	Land Off Peterborough Road And Harrington Drive Crowland		
Terminal Date:	9th August 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2023

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

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge or condition application for Details of external materials of construction of buildings and hard surfaced areas (Condition 3 of H02-0167-22).

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

H02-0167-22 - The erection of 5 dwellings with associated garages and external works. Approved 03-10-23

Consultation Responses

Suds & Highways
No Objections Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

IDB
No comment

Planning Considerations

Condition 3 - External Materials

The condition 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 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. 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 discharged the condition is therefore considered acceptable.

Conclusion

Condition 3 of H02-0167-22 is hereby 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.