DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0572-22**	**Applicant:**	**Mr M Stickland**
Proposal:	Details of scheme of construction management, landscaping, boundary treatments, means of foul & surface water disposal, external materials, doors, windows & roof lights, meter boxes, gas flues & soil vent pipes and swift bricks (Conditions 3, 5, 6, 7, 8, 9, 10, 11, 12 & 15 of H02-0111-22)		
Location:	Land Rear Of 44 Broadway Hereward Way Crowland		
Terminal Date:	1st August 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 2 - Achieving sustainable development
Section 4 - Decision making
Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Representations:

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

SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks to discharge the following conditions of application H02-0111-22:

Condition 3- Construction Process Management Plan
Condition 5- Landscaping Detail - Full
Condition 6- Details of Boundary Treatment
Condition 7- Full Details of Drainage
Condition 8- Materials Schedule
Condition 9- Door Details to be Agreed
Condition 10- Window Details to be Agreed
Condition 11- Roof Light Details to be Agreed
Condition 12- Domestic Accoutrements
Condition 15- Swift Nest Bricks

Site Description

Existing access to the site is from Hereward Way, which is a single track, kerbless, tarmac surfaced lane. The land is associated with no. 48 Broadway, which is a detached dwelling to the east/south-east on the opposite side of Hereward Way, and fronts on to Broadway. Access to the site is through a timber gate on to gravel surfacing, part overgrown by vegetation. There is a small garage on the site currently. There are terraced properties to the west and semi-detached dwellings to the south. On the whole there is a mixture of development on either side of Hereward Way and there is no distinct pattern. The site adjoins Crowland Conservation Area.

History

H02-0111-22- Approved on 29-03-22- FULL- Proposed Residential Dwelling.

Consultation Responses

Crowland Parish Council

With the level of development LCC /Highways should make a commitment to resurface the road.

North Level District IDB

No comments.

Local Highway and Lead Local Flood Authority

Does not wish to restrict the grant of permission.

Steve Branson, Environmental Protection Officer

No objection to Construction Management Plan.

Planning Considerations

Condition 3- Construction Process Management Plan
The Highway Authority and Environmental Protection have no objection to the submitted details. Therefore, the submitted details are considered acceptable and therefore, condition 3 may be discharged.

Condition 5- Landscaping Detail - Full
The landscaping includes new trees and shrubbery which are to be incorporated into the design. The driveway will consist of tumbled concrete setts which will compliment the proposed style of the dwelling. The submitted details are considered acceptable and therefore, condition 5 may be discharged.

Condition 6- Details of Boundary Treatment
The existing south boundary rendered wall and rest of brick boundary wall will be retained. The boundary treatment is considered sufficient to prevent overlooking once the dwelling is built, as the FFLs will only being raised 300mm in this instance. The submitted details are considered acceptable and therefore, condition 5 may be discharged.

Condition 7- Full Details of Drainage
The surface drainage water will escape via a soakaway system within the site. The foul drainage will be connected to the existing foul sewage and will be incorporated into the paving driveway design, to ensure the main hole is accessible.
The submitted details are considered acceptable and therefore, condition 7 may be discharged.

Condition 8- Materials Schedule
The proposed materials are considered to be a traditional style and would appear to blend well given that the site is situated just outside of the Crowland Conservation Area.
The submitted details are considered acceptable and therefore, condition 8 may be discharged.

Condition 9- Door Details to be Agreed
The submitted details are considered acceptable and therefore, condition 9 may be discharged.

Condition 10- Window Details to be Agreed
The submitted details are considered acceptable and therefore, condition 10 may be discharged.

Condition 11- Roof Light Details to be Agreed
The submitted details are considered acceptable and therefore, condition 11 may be discharged.

Condition 12- Domestic Accoutrements
The submitted details are considered acceptable and therefore, condition 12 may be discharged.

Condition 15- Swift Nest Bricks
The submitted details are considered acceptable and therefore, condition 15 may be discharged.

Conclusion

Taking the above into account, it is considered that Conditions 4, 6, 7 and 8 of application H02-0111-22 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.