DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0787-22**	**Applicant:**	**Mr M Strickland**
Proposal:	Proposed Residential Dwelling - approved under H02-0111-22. Modification of Condition 2 to allow amendments to previously approved plans.		
Location:	Grosvenor 48 Broadway Crowland		
Terminal Date:	3rd October 2022		

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	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a Section 73 application relating to a Proposed Residential Dwelling at Grosvenor 48

Broadway, Crowland. The development was originally approved under application ref. H02-0111-22.

This application proposes amendments including the reduction to part of the front elevation and also internal alterations to the ground floor layout.

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 Hereway 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- FULL- Approved on 29-03-22- Proposed Residential Dwelling.

Consultation Responses

North Level IDB

No comments.

Local Highway and Lead Local Flood Authority

Does not wish to restrict the grant of permission.

Planning Considerations

There is an extant planning permission (H02-0111-22) for residential development of the site. The key matter for consideration is, therefore, whether the reduction in the depth to the front elevation would be acceptable.

The Highways Authority have not objected to the application and it is considered that the reduction to the front elevation depth would still allow ample amenity space for the proposed 2 bed dwelling and would not materially impact the character of the area as it would be smaller in scale.

The proposal is therefore considered to be in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2019), as well as Section 12 of the National Planning Policy Framework (2021).

Conclusion

Taking the above into account, the proposed modification to the dwelling approved by H02-0111-22 is considered to be in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2019) as well as Section 12 of the National Planning Policy Framework (2021).

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 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.