DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-0645-20**	**Applicant:**	**Mrs C Stockford**
Proposal:	Proposal Vehicular Access		
Location:	Manor House Hallgate Fleet		
Terminal Date:	7th May 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

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

CASE OFFICER ASSESSMENT

Proposal

This planning application is for a new vehicular access, including dropped kerb at Manor House, Hallgate, Fleet.

There are no other proposed alterations to the site.

Site Description

Manor House is a Grade II listed Georgian Manor House situated within the Fleet Conservation area at a prominent entance/egress point to the village. Historic England describes the property as such:

"*House. Early C19, mid C19. Red brick with ashlar dressings. Slate roof with stone coped gables and gable stacks. T-plan. 2 storeys, 3 bay front with rusticated stone quoins. Central doorway with open modillioned pediment, pilastered doorcase with dosserets, fanlight with radiating spokes, reveal and partially glazed door. Doorway flanked by single mid C19 plain sashes with 3 plain sashes above, that over the door, narrower. All the windows with segmental heads and flush wedge lintels with painted ashlar keystones.*"

The property is within close proximity to several other Listed buildings, including the grade I listed St Mary Magdeline's Church

History

None relevant

Consultation Responses

Lincolnshire County Council as Lead Local Highways and Flood Authority

No objections. Requests that Highways Informative 03 is applied to the informative conditions of any approval.

Planning Considerations

Design

As the proposal is a simple dropped kerb it will have a negligible design impact upon the property or the local area.

Heritage Impact

Dropped kerbs are entirely common in this particular portion of the Conservation Area and are common features of even Listed Properties. Dropping the kerb to create vehicular access will have a negligible impact upon the Conservation Area and the Listed Building and any impact that would be generated would be considered to be neutral rather than negative. Therefore, due to the lack of an impact, this proposal is considered to CONSERVE the Historic Environment in line with Section 16 of the NPPF(2019)

Road Safety

Lincolnshire County Council have been consulted in their capacity as Lead Local Highways Authority and have raised no concerns with the proposal and are satisfied with the proposal provided that Highways Informative 03 be applied in the conditions.

Planning Balance

There are no negative elements of this proposal against which to balance.

Conclusion

For the reasons listed above, this application is deemed to be in line with policies 1, 2, 3, and 29 of the South East Lincolnshire Local Plan (2019), as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for 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.