DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-0665-19**	**Applicant:**	**Mrs Adele Pool**
Proposal:	Remove existing render, insulate and re-render in cream textured render		
Location:	Acacia House Old Main Road Fleet Hargate		
Terminal Date:	29th August 2019		

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
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

The application is for the removal of the existing render, plus the subsequent insulation and then re-rendering of the external walls of Acacia House, Old Main Road, Fleet Hargate with cream render.

Site Description

Acacia House is an end-of-terrace property sitting within the Fleet Hargate Conservation Area (FHCA). Immediately to the west of the property there is a private access road, which provides access to the rear garden and parking provision. The immediate area of the FHCA is characterised largely by similar, modest terraced or semi-detached properties of varying (but similar) architectural and historic styles. A mix of either bare brickwork or cream/white render are on show. The site (Acacia House) is currently rendered in cream.

History

H05-0385-078 - Residential Development - One dwelling. Refused on 29.06.07
H05-0375-19 - Erection of pair of semi-dethatched 2 bedroomed cottages. Approved on 13.07.11
H05-0780-12 - Details of brick bond, window details, external doors and landscaping (Conditions 3, 5, 6, 7 and 9 of H05-0375-11). Approved on 13.11.12

Consultation Responses

None received.

Planning Considerations

Design and Layout

The Local Planning Authority seeks no changes to the proposed plans. This is because the proposed plans, once compelted should not materially impact upon the property.

Residential Amenity

It is deemed that there would be no negative impact upon the residential amenity of the site or nearby properties as the proposals do dot risk causing any overlooking or overshadowing issues. Instead, it is considered that there would be a purely positive impact upon the residential amenity of Acacia House as the addition of insulation will improve the comfort and energy efficiency of the property without causing any adverse visual impact to the property.

Heritage Impact

The proposed works will have no impact upon any heritage assets associated with the site. Once carried out to their full conclusion, the works will have no material impact upon the visual character of the site, any nearby listed properties or the Fleet Hargate Conservation Area (FHCA). The plans to re-render the property in cream once the insulation process would take place means that there would be no visual impact upon the property and it would be in keeping with the character of the FHCA due to the prevalence of cream-rendered properties within. Therefore, it must be argued that the proposals effectively preserve the character of the FHCA.

Environmental Impact

It is deemed that the proposed works will have a positive environmental impact. As the main purpose behind the proposal is to insulate the external walls of the property with a high-quality, modern insulation system where no insulation currently exists, it is accepted that if the works were to be permitted, the property could be heated in a much more efficient manner. This would subsequently cut down the energy requirements of the property by a significant margin. As these proposals would help to mitigate the energy consumption and therefore carbon footprint of the property, they must be considered to be compliant with both Policy 31 of the South East Lincolnshire Local Plan (2019), and Section 14 of the National Planning Policy Framework.

Conclusion

For the above reasons it is considered that the proposals are in compliance with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and 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.