

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0738-20 **Applicant:** Ms L J Markillie

Proposal: Proposed render to include part of front (garage extension), side and rear elevations.

Location: Fieldview 39 North Road Gedney Hill

Terminal Date: 5th December 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Paragraph 127 of Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed render to include part of front (garage extension), side and rear elevation of Fieldview, 39 North Road, Gedney Hill, Spalding.

Site Description

Linear development characterises the pattern of development across Gedney Hill. The site is a

sizeable residential plot on the north-western side of North Road. There is a spacious area laid in gravel to the front of the property for parking and turning.

The property is a large two-storey detached dwellinghouse built circa 1980s. The original fabric of the building was two-storey with a single-storey gable pitched element protruding from the south-west side elevation. A first floor extension was subsequently developed (permission granted under H07-0458-03). There is a difference in the colour of brickwork that visually indicates which part was developed at a later stage since the construction of the house. A garden laid in lawn extends to the rear of the property. Nearly 2 metre high timber closeboard fencing bounds the site. Supplementary conifer hedge raises on top of south-western boundary with Mansfield (No. 37).

History

H07-0184-85 - Erect house with garage and 2 no. vehicular accesses - Approved

H07-0458-03 - Extensions and alterations - Approved

Consultation Responses

Members of the public

One resident make a representation enquiring whether the proposed development entail any structural change or not.

Planning Considerations

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 sets out that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. In this regard, Policy 3 goes on to establish that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed render will be applied on the front elevation of the two-storey gable pitched element, north-western side elevation and rear wall of such element. The remainder of the elevations will be kept as currently. Facing brickwork will remain visibly on the rendered sections approximately 1 metre from the ground levels.

Facing brickwork predominates the visual amenity on the street scene. The addition of render will be a new feature in the immediacy of the site. The finish will be light cream, probably Weber Monocouche (cement/limestone) with a light stipple effect. It will provide further variety to the palette of materials and colours and will contrast interestingly with the reddish tone of the facing brickwork visibly on the frontage development including the application property.

In summary, the proposed render will be sympathetic with the current visual amenity of the property as well as the surrounding properties. It will be neither at odds with the character of the local area. Therefore, the proposal will accord with the aforementioned policies at the top of this section.

Conclusion

The aim of the proposed render is to embellish the external fabric of the residential property. No structural change is sought. The intended material will provide further variety to the visual amenity without harming the property, neither the street scene nor the character of the local area.

Taking into considerations above, the proposal accords with Policies 2 and 3 of SELLP, 2019 and Paragraph 127 of NPPF, 20109.

It is accordingly recommended to approve this application via delegated powers.

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.