DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0469-21**	**Applicant:**	**Mr & Mrs Evison**
Proposal:	Details of external materials, external boxes etc, existing & proposed site levels, landscaping & boundary treatments (Conditions 3, 4, 5, 6 & 7 of H08-0037-21)		
Location:	59 Westhorpe Road Gosberton Spalding		
Terminal Date:	24th June 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework (2019)

5 - Delivering a sufficient supply of homes
12 - Achieving well-designed places
14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

PROPOSAL

This is a condition compliance application for details of external materials, external boxes etc,

existing & proposed site levels, landscaping & boundary treatments (Conditions 3, 4, 5, 6 & 7 of H08-0037-21) at 59 Westhorpe Road, Gosberton. The parent application was for a proposed replacement dwelling.

SITE DESCRIPTION

The proposal site is within defined settlement limits, and the surrounding area is characterised by linear development of varying ages and design. The existing site contained a now demolished chalet bungalow, the majority of which was sited further toward the rear of the site than the footprint of the proposed replacement dwelling. The proposal site is in Environment Agency Flood Zone 3, and is not subject to increased hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

H08-0644-20

Full - Proposed replacement dwelling - Approved - 20 November 2020.

H08-0037-21

Full - Proposed Replacement Dwelling - re-submission of H08-0644-20 - Approved - 12 March 2021.

CONSULTATION RESPONSES

No consultations required.

PLANNING CONSIDERATIONS

Compliance with Condition 3 of H08-0469-21 - Materials schedule

Brickwork is to be T.B.S. Farm House Antique with Marley Edgemere Riven Anthracite tiles. Windows are to be Agate Grey UPVC with stone cills. The proposed external materials are considered to be appropriate for the site.

Condition 3 can now be discharged.

Compliance with Condition 4 of H08-0469-21 - Domestic accoutrements

The proposed service boxes will be sited on the western side elevation close to the front of the house. The boxes can be easily accessed and do not detract from the finished design.

Condition 4 can now be discharged.

Compliance with Condition 5 of H08-0469-21 - Details of Existing and Proposed Site Levels

The submitted site location plan and block plan clearly detailing existing and proposed site levels is considered to be appropriate for the site.

Condition 5 can now be discharged.

Compliance with Condition 6 of H08-0469-21 - Landscaping Detail - Full

All existing trees and shrubs are to remain. The boundaries of the site has a large and varied amount of trees and shrubs. They are considered to compliment the final design and positioning of the replacement dwelling.

Condition 6 can now be discharged.

Compliance with Condition 7 of H08-0469-21 - Details of Boundary Treatment

All existing boundary treatments are to remain. The site has an open frontage and established hedging to the eastern and western boundaries. This is a common boundary treatment along

Westhorpe Road and is considered to be appropriate for the site.

Condition 7 can now be discharged.

PLANNING BALANCE

All conditions related to materials, domestic accoutrements, site levels, landscaping and boundary treatment are now considered to have been addressed.

CONCLUSION

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.