

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0479-26 **Applicant:** Mr Root

Proposal: Details of external materials of construction of buildings & hard surfaced areas (Condition 4 of H09-1185-25)

Location: Adjacent Mill View Penny Hill Road Holbeach

Terminal Date: 17th July 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
--	--------	---------	---------	----------

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 4 of prior approval H09-1185-25, which granted prior approval consent for the conversion of an agricultural building into a dwelling. Condition 4 requires details of the external materials to be submitted and approved.

Site Description

The application site comprises an agricultural building that features brickwork facades and a central sliding door on the front elevation. The site is located to the east of Penny Hill Road, which is to the north of Holbeach. There are two dwellings to the south of the site and three dwellings to the north. The site is otherwise mostly surrounded by agricultural land; however, there are other dwellings located further to the south and north.

Relevant Planning History

H09-1185-25: (Prior Approval) Proposed change of use of agricultural building to dwelling - approved 23 January 2026

Consultation

The local planning authority (LPA) has discretion regarding who to consult for applications to discharge conditions. Due to the nature of the submitted details, it was not considered necessary to consult neighbours or any specific statutory consultees.

Key Planning Considerations

Condition 4 sets out the following:

"Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2024."

According to the submitted document 'External Materials', the following materials are proposed:

- Cladding - Horizontal Larch Feather Edge (natural finish);
- Dark grey standing seam metal sheeting roof;
- Anthracite grey aluminium windows;
- Anthracite grey aluminium external doors;
- Timber front door (natural finish); and
- Zinc metal rainwater goods.

The applicant's agent has been contacted to request further information and the agent has clarified in an email dated 15 June 2026 that the standing seam roof sheeting will be obtained from 'Metal Solutions UK'. Based on a review of the referenced website, it is considered that the sheeting would be acceptable in visual terms.

Most of the elevations will continue to feature the existing brickwork and the external cladding is only proposed on the smaller building that is attached on the northern side of the main building. The existing doors on the eastern and western elevations will be repaired and pinned back and this was shown on the approved plans. Glazing is proposed on these elevations also as shown on the approved plans.

No additional hard landscaping is proposed and the existing concrete drive and yard area at the rear of the building is to remain in place.

It is considered that the external materials are suitable and as such, condition 4 can be discharged.

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.

Conclusion

The details address the requirements of condition 4 of permission H09-1185-25.

Recommendation

Discharge condition 4.