DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1150-19**	**Applicant:**	**Mr W Seaman**
Proposal:	Details of timber cladding (Condition 3 of H09-0570-19)		
Location:	Hurnfield Hurn Bank Holbeach Hurn		
Terminal Date:	20th January 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

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application to seek permission for the details of cladding used for approved extension and alterations (application ref. H09-0570-19) to the property at Hurnfield, Hurn Bank, Holbeach Hurn, Holbeach.

Site Description

The site is out of the settlement boundaries of Holbeach Hurn as per Inset Map 45 of the South East Lincolnshire Local Plan, 2019. Hurnfield is a two-storey dwelling within a former agricultural/horticultural holding. It is part of ribbon development on the northern side of Hurn Bank that provides access to the hamlet from/to the west. A well-defined and compact frontage comprising only residential plots is to the east in contrast with long-stretched spacious sites to the west which were also formerly horticultural/agricultural holdings.

Hurn Bank bounds the site to the south. There is a steep slope between this lane and the application site. The driveway runs next to the eastern boundary of the site and the house stands approximately 14 metres to the west.

The front elevation of the property is south facing onto a sizeable grassed garden. Leafy trees and shrubs obscure views of the site from Hurn Bank. To the rear, there is a parking area in gravel with two outbuildings. An equestrian riding arena is adjacent to the west of the house.

History

H09-1150-19 - Proposed extension and alterations - Approved
H09-0115-18 - Change of use to private equestrian use and proposed equestrian riding arena for private use - Approved
H09-0220-16 - Proposed new access and associated road - Approved
H09-0041-13 - Retention of dwelling without complying with agricultural habitation clause (Condition 2 of EE237-73 and condition 3 of EE41-73) - Approved

Consultation Responses

None.

Planning Considerations

Layout and design

The proposed cladding would be installed on external walls. It would made of British or Canada cedar. Every two cladding boards would be inter-locked forming a v-joint of the finished profile.

Horizontal boards will be used for all elevations of the dwelling excepting the two-storey gable pitched element on the eastern side elevation. In this part of the building, the boards would be placed vertically on the walls. Such difference in the board orientation would provide further variety without being at odds of a well-balanced layout.

The timber appearance of the cladding would relate well with the slate roof tiles and, overall, with the grey UPVC joinery and overall the rural character of the dwelling setting.

Conclusion

In light of considerations above, the proposed material details satisfy the requirements of Condition 3 of H09-0570-19 and also Policies 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore 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.