

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1225-19 **Applicant:** University Academy Holbeach

Proposal: Erection of new two-storey, six classroom block - approved under H09-0838-19 - amendments to elevations

Location: University Academy Holbeach Park Road Holbeach

Terminal Date: 15th January 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The amendment is essentially for elevation changes; namely,

- Omission of Brise Soleil;
- Addition of PV array to roof;
- Rationalise extents of curtain walling;
- Addition of canopy over main entrance.

Site Description

The site is currently part of an open area of hardstanding within a group of existing school buildings.

History

H09-1226-18 - O/A - Demolition of existing temporary classroom block and erection of a new 16 classroom block with associated car parking - Granted 6 March 2019

H09-0838-19 - Full - Erection of new two-storey, six classroom block - Granted 25 November 2019

Planning Considerations

The proposed alterations would not result in a fundamental change in the design of the building and would not exacerbate any impact upon neighbours.

It is considered that the proposal satisfactorily complies with the criteria of the South Holland District Council's Development Control Procedure Note Non-Material Amendments to Planning Permissions, and as such is acceptable as a Non-Material Amendment.

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.