DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0371-20**	**Applicant:**	**Mr P Westrop**
Proposal:	Details of brick and site levels (Part Condition 3 & 4 of H11-0122-20)		
Location:	65a Station Road Long Sutton Spalding		
Terminal Date:	2nd July 2020		

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
17	Providing a Mix of Housing
19	Rural Exception Sites
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge conditions 3 (details of brick type to be used) and 4 (site levels to be agreed) of application reference H11-0122-20.

Site Description

The proposal site has been partially cleared ready for development in accordance with the previous planning approval, but still exists as a contiguous element of the curtilage of 65 Station Road.

Station road forms one of the primary entrance and egress routes for the Long Sutton Town centre. The area immediately surrounding the property is characterised by mainly mid-late C20th residential properties with a small amount of more historic cottages (including 65 Station Road). Additionally, some 21st century residential development has occurred nearby. Most properties in the area are presented in bare brickwork, but there is a limited presence of white/cream rendered properties - this includes 65 Station Road.

History

H11-0492-18

Proposed detached 2-bedroom cottage with car parking, turning and gardens within existing curtilage of 65 Station Road, Long Sutton, APPROVED on 28/09/2018.

H11-0122-20

Proposed detached 2 bed cottage with car parking, turning and gardens - approved under H11-0492-18. Modification of Condition 2 to allow amendments to previously approved plans. APPROVED on 09/04/20

Consultation Responses

None received.

Planning Considerations

Condition 3 of H11-0122-20

This application seeks to discharge part of condition 3 of the host application by proposing the brick type. The applicant has put forth a brick type named 'Mardale Antique', manufactured by Weinerberger. Upon researching this brick type, the planning authority confirms that this brick type roughly matches the red bricks which are commonly used in the area. Therefore, the planning authority deems this particular brick to be suitable to partially discharge this condition.

Condition 4 of H11-0122-20

The site levels have been received as part of the amendment to this application confirming that the site levels will range from 100 - 150mm above the level of the footpath. No concern is raised with this.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policy 1, 2 and 3 of the South East Lincolnshire Local Plan (2019). Therefore, 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.