DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0792-24**	**Applicant:**	**Mr J Dewsberry & Mrs S Anderson**
Proposal:	Details of window frames (Condition 4 of H11-0712-23)		
Location:	29 West Street Long Sutton Spalding		
Terminal Date:	14th November 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2023

Section 12 - Achieving well designed places
Section 16 - Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge Condition 4 of H11-0712-23 for 29 West Street, Long Sutton.

Site Description

The site comprises a detached two storey dwelling located on West Street in Long Sutton. The property is within the Long Sutton settlement boundary and Conservation Area and is also subject to an Article 4 Direction. The dwelling is red brick built with white door/window frames. The front boundary is partially enclosed by a low boundary wall. There is a paved driveway to the side leading to a detached garage to the rear.

History

H11-0322-22 - Proposed single storey rear extension and alterations to dwelling - Approved

H11-0712-23 - Proposed single-storey rear extension & alterations to dwelling - Approved

Consultation Responses

South Holland District Council Conservation Officer

No objection.

Planning Considerations

Condition 4 - Window Details to be Agreed

Condition 4 of H11-0712-23 states that:

'Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2023.'

As the site is located within the Conservation Area of Long Sutton, this condition was requested by the LPAs Conservation Officer on the previous application. During the consultation period the Conservation Officer has raised no objections to the details of the window frames with adequate specification being provided to ensure they are suitable in this location.

Condition 4 of H11-0712-23 can therefore be discharged.

Conclusion

The details in relation to Condition 4 are acceptable and it 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.