

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0519-20 **Applicant:** Mr & Mrs J Lumley

Proposal: Two storey extension and alterations - approved under H13-1055-19.
Amendment to show cream render on extension

Location: 16 Harrox Road Moulton Spalding

Terminal Date: 29th July 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This non-material amendment application is for the inclusion of cream render on the extension given a planning approval in January 2020 under application reference H13-1055-19.

Site Description

The site is a large, mid-late C20 residential property within a large plot. Adjacent to the East of the property is the Moulton River which is an IDB adopted watercourse. The river acts as a boundary to the conservation area, so the property, whilst not within the Conservation area of Moulton (MCA) is adjacent to the MCA and the works proposed are very close to the border. The immediate area surrounding the property is characterised by both the Moulton River and the residential development of which this property was a part. Harrox Road features a wide range of properties in terms of both design and scale. Both immediate neighbours are large houses, but Harrox Road at large features chalet style bungalows, large executive homes, large bungalows e.t.c.

History

H13-1055-19

Two-storey extension and alterations. APPROVED on 10/01/2020

Consultation Responses

None

Planning Considerations

Design

The Local Planning authority seeks no amendment to the design of the proposal. The external dimensions/scale and massing of the proposal are not sought to be changed by this application. The proposal included is simply to apply a cream render. As such a visual dichotomy between brick and render is not uncommon, particularly amongst modern developments and because the area, despite its Conservation Area setting, featuring several buildings with a similar colour of render, it is deemed that to render the extension would not be an inappropriate design or incompatible with the character of the property or the area at large.

Heritage Impact

For the same reasons as listed above, the Local Planning Authority does not deem there to be any risk presented to the value and/or character of any nearby heritage assets, including the Conservation Area in which the proposal is set. Due to the minimal scale and impact of the proposal, it is concluded that this proposal will help to conserve the Historic Environment as per Section 16 of the National Planning Policy Framework (2019)

Conclusion

For the reasons listed above, it is determined that this application is in accordance with policies, 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (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.