

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0173-21 **Applicant:** Mr & Mrs G Kitchen

Proposal: Details of external doors, windows, roof lights and meter boxes and flues etc (Conditions 6, 7, 9 and 11 of H14-1171-19)

Location: Enderby Barns Leaves Lake Drove West Pinchbeck

Terminal Date: 14th April 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
23	The Reuse of Buildings in the Countryside for Residential Use
28	The Natural Environment

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 5, 12, 14, 15 and 16 of the National Planning Policy Framework (2019)

- 2 - Achieving sustainable development
- 4 - Decision making
- 5 - Delivering a sufficient supply of homes
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

PROPOSAL

This is a condition compliance application for details of external doors, windows, roof lights and meter boxes and flues etc (Conditions 6, 7, 9 and 11 of H14-1171-19) at Enderby Barns, Leaves Lake Drove, West Pinchbeck

SITE DESCRIPTION

The site context is predominantly characterised by agricultural land. Residential development is further to the east around Six House Bank. Enderby Farm is the adjacent property which is located next to the road. A 176 metre long narrow driveway penetrates into the agricultural land where the barn and its outbuildings stand and provides access to road users.

The site location is not contained within any defined settlement limit as set out in the South East Lincolnshire Local Plan, 2019. The site is therefore open countryside.

HISTORY

H14-0738-07

Electricity - Proposed 11,000 overhead line - No objections - 26 July 2007.

H14-1212-17

Full - Change of use of agricultural building to dwelling (Use Class C3) - Approved - 14 February 2018.

H14-0348-19

Full - Change of use, including extension of agricultural buildings to create new dwelling, including siting of temporary caravan for accommodation purposes during build - Refused - 20 May 2019.

H14-1171-19

Full - Proposed change of use, including extension and re-instatement of agricultural buildings to create single dwelling - re-submission of H14-0348-19 - Approved - 09 March 2020.

H14-0287-20

Condition Compliance - Details of 2 Barn Owl nest boxes (Condition 15 of H14-1171-19) - Approved - 07 May 2020.

H14-0561-20

Condition Compliance - Details relating to archaeological investigation (Condition 12 of H14-1171-19) - Approved - 01 September 2020.

CONSULTATION RESPONSES

None.

PLANNING CONSIDERATIONS

Assessment against Condition 6 of H14-1171-19 - Door details

The proposed external doors are cream painted timber with 75mm reveals, and a timber arch fillet below the 225mm brick arch. The proposed details are considered to be appropriate for the site.

Condition 6 is now considered to have been addressed.

Assessment against Condition 7 of H14-1171-19 - Window details

The submitted window details show cream painted timber with a single header brick arch. There is to be a stone cill beneath the window and 75mm reveals. The proposed details are considered to be appropriate for the site.

Condition 7 is now considered to have been addressed.

Assessment against Condition 9 of H14-1171-19 - Roof light details

The proposed rooflights are to be anthracite grey with a vertical glazing bar fitment. The proposed

details are considered to be appropriate for the site.

Condition 9 is now considered to have been addressed.

Assessment against Condition 11 of H14-1171-19 - Domestic accoutrements

There is an existing electric meter box to the east elevation of the building. No other external flues or vent pipes are proposed or required. The existing location is considered to be appropriate for the site.

Condition 11 is now considered to have been addressed.

PLANNING BALANCE

All relevant details regarding door, window, rooflight and meter boxes have now been submitted, and are considered to be appropriate for the site.

CONCLUSION

The recommendation is one of 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.