

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0289-22 **Applicant:** Mr & Mrs J Molson
Proposal: Details of roof tiles (Condition 4 of H14-0024-22)
Location: Haverfield Tydd Road West Pinchbeck
Terminal Date: 17th May 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

PROPOSAL

This is a condition compliance application at Haverfield, Tydd Road, West Pinchbeck for Condition 4 of H14-0024-22, details of proposed roof tiles. The tiles will be Dark Grey Calderdale Edge.

SITE DESCRIPTION

The site is outside of defined settlement limits and the surrounding area is predominately rural characterised by non-nucleated linear development of varying ages and design. A property named Newlands is 60 metres to the west at the entrance point to the access track, with Anaida House 60 metres to the north-west. The site is in Environment Agency Flood Zone 3, and is in a "Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposed extension is connected to the existing dwelling, there is not a requirement to raise finished floor levels to address potential flood depth.

HISTORY

H14-0024-22

Full - Change of use of land from agricultural to residential, single storey side extension, replace existing bungalow tiles to match proposed extension and new treatment plant - Approved - 11 March 2022

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Compliance with Condition 4 of H14-0024-22 - Roof tiles to be agreed

Condition 4 states:

"Before the commencement of the development hereby permitted beyond oversight, details of the roof tiles to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019."

The proposed roof tile is Dark Grey Calderdale Edge. It is considered that the proposed tile is appropriate for site and will not affect the character of the dwelling or surrounding area.

PLANNING BALANCE

It is considered that the proposed tile is appropriate for site and will not affect the character of the dwelling or surrounding area. This application accords with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

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.