

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H14-0365-19      **Applicant:** Mr M Yould

**Proposal:** Details of external materials, design and position of meter boxes, landscaping and soakaway system for disposal of surface water (Conditions 3, 4, 5 and 6 of H14-0125-18)

**Location:** Land Between 12-20 Six House Bank West Pinchbeck Spalding

**Terminal Date:** 11th June 2019

### Planning Policies

#### South East Lincolnshire Local Plan - Adopted: March 2019

02                      Development Management  
03                      Design of New Development  
04                      Approach to Flood Risk

#### National Guidance

#### National Planning Policy Framework 2019

Section 12. Achieving well-designed places  
Section 14. Meeting the challenge of climate change, flooding and coastal change

### Representations:

|                         | Object | Support | No Obj. | Comments |
|-------------------------|--------|---------|---------|----------|
| HIGHWAYS & SUDS SUPPORT | 0      | 0       | 0       | 1        |

### CASE OFFICER ASSESSMENT

#### Proposal

This is a condition compliance application for details of external materials, design and position of meter boxes, landscaping and soakaway system for disposal of surface water (Conditions 3, 4, 5 and 6 of H14-0125-18).

Planning permission was formerly granted under planning application ref. H14-0076-17 for proposed residential development of 9 units comprising 4 semi-detached and 5 detached with associated parking and garaging at Land between 12-20 Six House Bank, West Pinchbeck, Spalding.

## Site Description

The surroundings of the site are characterised by residential development within a wider countryside location. Two long residential frontages are along the road forming ribbon development. The site is a long strip of vacant land along the western side of Six House Bank between the existing properties No. 12 and No. 20.

## History

H14-0076-17 - Planning permission was formerly granted for proposed residential development of 9 units comprising 4 semi-detached and 5 detached with associated parking and garaging - Approved

H14-0125-18 - Removal of Condition 3 of H14-0076-17 relating to contaminated land - Approved

## Consultation Responses

### Lincolnshire County Council

No objection

## Planning Considerations

### Design and layout

Facing brickwork would be made of AAB Bletchingle bricks for houses in Plots 5, 7 and 9, and TBS old cottage red bricks for houses in Plots 4, 6 and 8. Both types of brick would be reddish although the colour intensity would be sufficiently different to provide certain variety of appearance on the street scene.

Rustic Double Pan tiles would be used for the roof of all houses. White UPVC would be used for fenestration, fascia and soffit of each house. Double-glazing would be installed in all window panes. The driveways would be constructed using Grey granite.

The resulting appearance of the residential scheme would be acceptable having regard to the existing built environment in the locality and the rural appearance of the wider location.

The boundary treatment of all plots would consist of 1.8 metre high close board facing with the exception of 1.2 metre high timber post and rail fencing within the first metres from the highway. The meter boxes would be located on the side elevation. A total amount of 3 no. laurel trees would be strategically located at the rear boundaries of a few plots of the scheme. The appearance of the fence, landscaping and the position of the meter boxes would be appropriate to the residential use of the building and setting of the development.

With regards to the drainage strategy, there would be a soakaway for each dwelling. The soakways would be located in the rear garden and at least 5 metres away from the houses as per Building Regulations.

### Flood risk and drainage

According to British Geological Survey, the superficial geology of the site and surroundings is made of clay and silt which would have a moderate permeability for water infiltration.

Percolation Tests were carried out and submitted by Bates Environmental dated 12th April 2019. After reviewing the test results under consultation request, Lincolnshire County Council as Local Lead Flood Authority has stated that there is no objection to the drainage strategy for disposal of surface water.

## Conclusion

In light of considerations above, the details provided are acceptable in accordance with Policy 2, 3 and 4 of South East Lincolnshire Local Plan, 2019 and Section 12 and 14 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.

## **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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.