DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0454-22**	**Applicant:**	**Mr & Mrs Crawford**
Proposal:	Details of render for walls & roof materials (Conditions 3 & 4 of H14-1151-21)		
Location:	Marlow House Fengate Road West Pinchbeck		
Terminal Date:	5th July 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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a condition compliance application at Marlow House, Fengate Road, West Pinchbeck for details of render for walls & roof materials (Conditions 3 & 4 of H14-1151-21)

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 designs. The site is in Environment Agency Flood Zone 3, with a "Danger for Most" hazard classification and a maximum predicted depth of 500mm on the 2115 South Holland Strategic Flood Risk Mapping. As the extension is connected to the main dwelling there is not a requirement to raise finished floor levels to addressed flood risk.

RELEVANT HISTORY

H14-0895-90

Full - Erection of detached house and garage - Approved - 31 October 1990.

H14-0201-02

Full - Proposed house & garage - Approved - 09 May 2002.

H14-0129-20

Full - Proposed single storey side extension - Approved - 07 April 2020.

H14-0695-20

Full - Proposed Two Storey Side Extension - Approved - 19 October 2020.

H14-1151-21

Full - Change of use of land from agricultural to domestic and single storey extension to host dwelling - Approved - 15 March 2022

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Compliance with Condition 3 of H14-1151-21 - Render Colour to be Agreed

The proposed extension will have natural white Smooth Sprayed Parex Monorex GM Render. There proposed render and finish is considered to be appropriate for the site and does not impact the character of the surrounding area. Condition 3 of H14-1151-21 can now be discharged.

Compliance with Condition 4 of H14-1151-21 - Roof Materials to be Agreed

The proposed extension will have a Grey Lead Effect colour GRP Fibreglass roof. The proposed roofing material is considered to be appropriate for the site and does not impact the character of the surrounding area. Condition 4 of H14-1151-21 can now be discharged.

PLANNING BALANCE

It is considered that the proposed render colour and roof materials This application is considered to accord 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. Condition 3 and 4 of H14-1151-21 can now be discharged.

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.