DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0803-22**	**Applicant:**	**Highgrove Homes Ltd.**
Proposal:	Residential Development of 4 Dwellings - approved under H14-1279-21. Amendments to roof tiles to all plots and facing brick to plots 3 & 4		
Location:	Land. Adj. Four Acres Beck Bank West Pinchbeck		
Terminal Date:	8th September 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

5 - Delivering a sufficient supply of homes
12 - Achieving well-designed places
14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

PROPOSAL

This is a non-material amendment at Land adjacent Four Acres, Beck Bank, West Pinchbeck for Residential Development of 4 Dwellings - approved under H14-1279-21. Amendments to roof tiles to all plots and facing brick to plots 3 & 4. Plot 3 would have Tigra Multi brick and Terracotta Sandtoft Double Pantile tiles. Plot 4 would have Tigra Multi brick and Terracotta Sandtoft Double

Pantile tiles. No other changes are proposed to the approved plans.

SITE DESCRIPTION

The site forms part of the substantial garden of the property known as 'Four Acres', which extends to the side and the rear of the property. Existing residential development in the area is varied in terms of size and style. There are existing dwellings to the north and south and on the opposite side of the road. There are open fields to the east.

RELEVANT HISTORY

H14-0336-18

Outline - Residential Development - Approved - 04 June 2018.

H14-0370-21

Outline - Residential Development - Approved - 30 July 2021.

H14-1279-21

Reserved Matters - Residential Development of 4 Dwellings - outline approval H14-0370-21 - Approved - 28 January 2022.

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Proposed new brick and tile for Plots 3 and 4

Plots 3 and 4 would have Tigra Multi brick and Terracotta Sandtoft Double Pantile tiles. Plots 1 and 2 will remain Old Fulford Blend brick with Flanders Sandtoft Neo Clay Pantiles. The reason given for the proposed change of material to these two plots is due to the availability / lead time for the original materials.

The proposed materials for Plots 3 and 4 compliment those of Plots 1 and 2. There is not considered to be a material impact on the character of the surrounding area as a result of the change of materials.

PLANNING BALANCE

The proposed materials are considered to be appropriate for the site. This application is considered to accord with Policies 1, 2, 3, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019 as well as Sections 5, 12 and 14 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.