

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0973-25 **Applicant:** Ms Y Liu
Proposal: Details of External Materials (Condition 3 of H14-0219-25)
Location: Whitebeams 1 Money Bridge Lane West Pinchbeck
Terminal Date: 4th December 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 3 of permission H14-0219-25. Permission H14-0219-25 granted consent for the erection of a single storey rear extension. The application was approved on 28 April 2025.

Site Description

The site comprises land at Whitebeams, 1 Money Bridge Lane, West Pinchbeck. The site features a detached single storey bungalow with a hipped roof form. There is an existing single storey extension which is located to the rear and side of the dwelling and the extension features a flat roof form.

The site is located outside of any defined settlement limit, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

The site is within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H14-0260-91: (Full Application) Siting of mobile home - approved 29 May 1991

H14-0291-25: (Full Application) Demolition of single storey rear extension & erection of single storey rear extension & alterations - approved 28 April 2025

Consultation

The local planning authority (LPA) has discretion regarding who to consult for applications to discharge conditions. In this case, it was not considered necessary to consult neighbours or consultees.

Key Planning Considerations

Condition 3 reads as follows:

"Before the commencement of the development hereby permitted beyond oversite (above ground level), a schedule of external materials of construction of the proposed extension and the existing dwelling shall be submitted to and approved in writing by the Local Planning Authority. This shall include as a minimum details of the proposed weatherboarding, brickwork and roof tiles. The development shall thereafter be constructed in accordance with the approved materials.

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 application is accompanied by an External Materials Details Sheet (A1770) which sets out the proposed materials. The materials include the following:

- Wienerberger Bijou Red Multi Brickwork;
- Douglas Fir Timber Cladding; and
- Wienerberger Sandtoft 451 Old Hollow Pantile.

As per the approved plans, the brickwork is proposed on the extension which will be set back into the site at the rear of the dwelling. The proposed brickwork is considered to be a suitable quality and appearance. The cladding is proposed on the existing dwelling and as such, the cladding would be visible from the street scene. The contrast of the cladding and the brickwork is considered to be acceptable in this case given the rural character of the area. Furthermore, the Douglas Fir cladding is considered to be of a suitable quality and appearance. Lastly, the proposed pantiles are considered to be of a suitable quality and appearance. Whilst the pantiles would be darker than the existing roof tiles on the main dwelling, the pantiles on the extension would not be highly visible from the street scene due to the orientation and positioning of the extension towards the rear of the site. For example, only the gable end of the extension is visible from the street scene and there is significant screening to the south due to the position of various trees and vegetation. As such, the materials are considered to be acceptable and condition 3 can be discharged.

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.

Conclusion

The details address the requirements of condition 3 of permission H14-0219-25.

Recommendation

Discharge condition 3.