DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1147-25**	**Applicant:**	**Mr M Yould**
Proposal:	Details of external materials (Condition 3 of H14-0709-24)		
Location:	Land To Rear Of Shetland Cottage (South Plot) Mill Green Road Pinchbeck		
Terminal Date:	29th January 2026		

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 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of external materials (Condition 3 of H14-0709-24).

External Materials

The condition states *Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.*

Site Description

The site is located on the western side of Mill Green Road, south of the junction with Blue Gowt Lane. The application site is located within the open countryside for policy purposes. An allocation exists on the opposite side of Mill Green and (south of Blue Gowt) for a Sustainable Urban Extension (PIN024) 'Land north of Vernatts Drain'.

The South East Lincolnshire SFRA considered the site to have both a present day and modelled prediction for 2115 of low hazard.

The application site is located to the south of Conifer Cottage, which is a semi-detached property along with 'Shetland Cottage'. A further two dwellings are located south, Twelvetrees and Walnut Cottage. There is also a number of outbuildings located to the rear of both Shetland Cottage and Conifer Cottage. This area whilst in the open countryside does collective form a cluster of residential development.

The application site benefits from a prior approval permission to convert an existing barn into a dwelling on site. An IDB easement is located to the south and west of the application site.

History

H14-0709-24- Demolition of existing agricultural building & erection of dwelling with detached garage building. Approved 28-05-25

Consultation Responses

None requested.

Planning Considerations

Condition 4 - External Materials

The reason for the condition is:

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 and Section 12 of the National Planning Policy Framework, December 2024.

The applicant has provided the following external materials specifications:

·Roof Tiles - Wienerberger 20/20 Red clay tiles
·Facing Brick - TBS Euphoria Multi Red Facing Brick
·Stone Cills & Portico - Bath Shade
·Rainwater Goods - Black pvc-u
·Windows - Olive Green pvc-u
·External Doors - Anthracite Grey / Dark Green
·Driveway - To be permeable (granite chippings on hardcore) with first 5 metres minimum of access to be tarmac / block paving in accordance with LCC Highways specification.

The above palate of materials are considered acceptable and would not have a detrimental impact upon the character and appearance of the locality within which the proposed development would be located. The condition is therefore 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

Condition 3 of H14-0709-24 is hereby discharged.