

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0221-19 **Applicant:** Mr R Delahoy
Proposal: Details of external materials (Condition 3 of H16-0994-16)
Location: Hillegom 76 Little London Spalding
Terminal Date: 25th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application for details of external materials requested by Condition 3 of H16-0994-16.

Site Description

The properties are set in large grounds within a corner plot. The area is mainly residential. The dwellings would be set well back from the main road.

History

H16-0994-16 - Proposed pair of detached dwellings - Approved

H16-0035-19 - Modification of Condition 2 to allow amendments to previously approved plans - Approved

Consultation Responses

None

Planning Considerations

The proposed external materials are as follows:

- Brick - Weinerberger Terca Gainsborough Red Multi
- Feature Brick for heads over windows etc. - Weinerberger Terca red guilt stock
- Roof tiles - Crest Platinum grey.
- Driveway - Marshall 150x150mm Chelsea pavers to aprons and parking spaces gravel to remaining areas.
- Windows- Grey PVC grained effect Anthracite Ral colour 7016.
- Render to gable end. White colour
- Rainwater Goods to be black

According to Para 127 of National Planning Policy Framework, 2019 "decisions should ensure that developments b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting". Similarly, Policy 2 of the South East Lincolnshire Local Plan, 2019 establishes that proposals will be permitted whether considerations are met in relation to "the character and appearance of the area" among other key issues.

Having regard to the materials in the surroundings of the dwellings, the resulting appearance after using the materials listed above would relate well with the visual amenity and local character of the area.

Conclusion

In light of considerations above, the proposed materials are acceptable and in accordance with Policy 2 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

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

Additional Considerations

None

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.