DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1036-19**	**Applicant:**	**Mr P Baker**
Proposal:	Details of external materials, external boxes, flues etc, landscaping and boundary treatment (Conditions 3, 4, 5 and 6 of H16-0553-19)		
Location:	20 Bowditch Road Spalding		
Terminal Date:	17th December 2019		

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

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 & 14 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is an condition compliance application to address details of external materials, external boxes, flues etc, landscaping and boundary treatment (Conditions 3, 4, 5 and 6 of H16-0553-19)

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

History

H16-0870-18

Two-storey side extension to provide 2 x A1/A2 use on ground floor with 2 x self-contained flats above - Refused - 27 November 2018

H16-1200-18

Two-storey side extension to provide one residential unit (re-submission of H16-0870-18) - Approved - 11 January 2019.

H16-0553-19

Two-storey side extension to provide one residential unit - Approved - 15 July 2019

Consultation Responses

No consultations required.

Planning Considerations

3 - Materials schedule

Tiles are to be Antique Sandtoft Standard Pattern, bricks are to be Burgundy Red Stock by TBS Ltd and the first floor render is to be smooth cream. The proposed details are considered to be appropriate for the site.

4 - Domestic Accoutrements

The service boxes are to be located on a side wall of the archway access. The proposed details are considered to be appropriate for the site.

5 - Landscaping Detail - Full

Low level planting and a maple tree will be provide to the front. The proposed details are considered to be appropriate for the site.

6 - Details of Boundary Treatment

A 1.8 metre high timber fence will be provided to the side and rear. The proposed details are considered to be appropriate for the site.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 10, 11 and 17 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.