DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-0211-22**	**Applicant:**	**Mr G Howe**
Proposal:	Details of external materials of construction for workshop (Condition 4 of H17-0037-20)		
Location:	149 Stockhouse Lane Surfleet Spalding		
Terminal Date:	19th April 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

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

PROPOSAL

This is a condition compliance application for details of the external materials of construction for the workshop at 149 Stockhouse Lane, Surfleet, (Condition 4 of H17-0037-20)

SITE DESCRIPTION

The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design. The proposed annexe will be located in Environmental Agency Flood Zone 2. The site is in a "Low Hazard" area and subject to a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H17-0037-20

Full - Extensions to dwelling including annexe, erection of garage and alterations to barn/workshop - Approved - 05 May 2020.

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Assessment against Condition 4 of H17-0037-20

This condition states:

"Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of the proposed amended workshop 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."

The proposed roof will be dark brown corrugated steel to match the main residence as closely as possible. The end cladding is to be replaced with dark brown corrugated steel. Side cladding is to be replaced with concrete blockwork to match the lower blockwork.

The proposed materials of construction are considered to be appropriate for the site and do not materially impact the character and amenity of the surrounding area.

PLANNING BALANCE

The proposed materials of construction are considered to be appropriate for the site and do not materially impact the character and amenity of the surrounding area. This application therefore accords with Policies 2 and 3 of the South East Lincolnshire Local Plan.

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.