DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0754-21**	**Applicant:**	**Mr & Mrs A Rowbottom**
Proposal:	Details of external materials, boundary treatment and ecology management scheme (Conditions 3 - Materials Schedule, 5 - Details of Boundary Treatment & 9 - Ecology Management of H17-1020-20)		
Location:	36 Seas End Road Surfleet Spalding		
Terminal Date:	6th September 2021		

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
28	The Natural Environment
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2021.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

Details of external materials, boundary treatment and ecology management scheme (Conditions 3 - Materials Schedule, 5 - Details of Boundary Treatment & 9 - Ecology Management of H17-1020-

20).

The detailing of the external materials is included within the submission. With regard to the boundary treatments, specifically looking the walls and gates to the entrance, these details were requested and submitted during the consideration of the application.

Site Description

As host consent. The development has now commenced.

History

H17-1020-20. FULL. Erection of Dwelling. Approved. 05-01-21

Consultation Responses

Third Parties

No response received.

Planning Considerations

Condition 3 - Materials Schedule

The proposed external materials are of good quality and appropriate to the locale.

Condition 5 - Details of Boundary Treatment

The boundary treatment retains the frontage hedge, with the exception of the access point.

The entrance walls would frame the road entrance, and the detailing of the walls, piers and gates are considered acceptable. The entrance arrangements have an impact on the character of this part of Seas End Road, however some change is inevitable given the original permission for a dwelling on part of an agricultural field. The extent of hedging to be retained in controlled by condition appended to the original consent.

The treatments in general are considered acceptable.

Condition 9 - Ecology Management

The ecology measures are considered to be acceptable.

Conclusion

Approve.

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.