DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0882-20**	**Applicant:**	**Miss M Reid**
Proposal:	Details of elevational and cross sectional plans, landscaping, external materials, doors and windows, erection of barn owl nest box and foul and surface water disposal (Conditions 4, 5, 6, 7, 8, 12 and 15 of H18-0413-20)		
Location:	146 Fields Farm Bridge Road Sutton Bridge		
Terminal Date:	3rd December 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 14 and 15

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4 (details of elevational and cross sectional plans), 5 (landscaping), 6 (external materials), 7 (window details), 8 (door details), 12 (erection of barn owl nest box) and 15 (foul and surface water drainage) of H18-0413-20.

Site Description

The building is located in open countryside some 280 metres to the south of Bridge Road. It is of brick and pantile construction and is presently within the domestic curtilage of No. 146 Fields Farm, which is a semi-detached house. A semi-detached house (no. 145 Fields Farm) is situated to the north. Both properties are accessed via a long private roadway known as Fields Farm North.

History

H18-1013-17 - Full - Proposed conversion of barn into 2 holiday cottages - No Further Action

H18-0413-20 - Full - Barn conversion including extension - Granted 27 July 2020

Consultation Responses

None

Planning Considerations

Condition 4 (details of elevational and cross sectional plans) - No significant demolition will occur. Existing timber collars and roof trusses will be retained.

Condition 5 (landscaping) - Existing trees would be retained, plus some additional shrubbery. The submitted details are considered to be acceptable.

Condition 6 (external materials) - All new brickwork would be reclaims to match that existing. The roofing material would consist of existing pantiles, plus new pantiles to match those existing.

Condition 7 (window details) - The windows would be flush. The details are considered to be sympathetic and acceptable.

Condition 8 (door details) - The door details are considered to be sympathetic and acceptable.

Condition 12 (erection of barn owl nest box) - A pole mounted Barn Owl nest box would be sited to the rear of the building.

Condition 15 (foul and surface water drainage) - Foul water would be disposed of to a package treatment tank with outfall to a drainage field. Surface water would be disposed of to a harvesting tank, with outfall to a new soakaway. The details are considered to be acceptable.

Conclusion

That conditions 4 (details of elevational and cross sectional plans), 5 (landscaping), 6 (external materials), 7 (window details), 8 (door details), 12 (erection of barn owl nest box) and 15 (foul and surface water drainage) of H18-0413-20 be 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.