DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H19-0746-24**	**Applicant:**	**Mr B Cobb**
Proposal:	Details of external materials of construction of buildings & hard surfaced areas (Condition 4 of H19-0783-22)		
Location:	Land To The North Of The Oaks 251 Broadgate Road Sutton St Edmund		
Terminal Date:	25th October 2024		

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
11	Distribution of New Housing
23	The Reuse of Buildings in the Countryside for Residential Use
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2023

Section 2: Achieving sustainable development.
Section 4: Decision making.
Section 5: Delivering a sufficient supply of homes.
Section 12: Achieving well designed and beautiful places.
Section 14: Meeting the challenge of climate change, flooding and coastal change.
Section 15: Conserving and enhancing the natural environment.
Section 16: Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE	0	0	0	1

BOARD				

CASE OFFICER ASSESSMENT

Proposal

This proposal seeks to discharge Condition 4 of planning approval H19-0783-22, relating to details of external materials of construction of buildings and hard surfaced areas.

Site Description

The site is located on the western side of Broadgate to the north of The Oaks (house). A two storey dwelling (no. 255) has recently been constructed to the north and a barn conversion (no. 255A) is situated along the frontage to the north-east on the opposite side of the access.

Three new dwellings (nos. 257, 257A and 257B) are located further to the north and thereafter a converted chapel (no. 259). St Edmund's Church (grade II listed) is situated approximately 115 metres to the north. Residential properties are also located opposite.

History

H19-0852-15 - Full - Change of use of 3 no. redundant farm buildings to residential - Granted 3 November 2015.

H19-0329-16 - Cond Comp - Details of Desk-Top Study and Archaeological Investigation (Conditions 17 and 18 of H19-0852-15) - Approved 31 May 2016.

H19-0757-18 - Full - Demolition of existing barn and erection of new building for use as a single residential dwelling - Granted 23 October 2018.

H19-0838-18 - S73 - Change of use of 3 redundant farm buildings to residential - approved under H19-0852-15 - Modification of Condition 2 to allow amendments to previously approved plans.

H19-0167-19 - S73 - Demolition of existing barn and erection of new building to use as residential dwelling - approved under H19-0757-18. Modification of Conditions 2, 7 & 9 to allow amendments to previously approved plans to include doors and windows - Granted 15 April 2019.

H19-0980-19 - Full - Demolition of existing barn and rebuild as dwelling (Building 2) - Withdrawn 5 June 2020.

H19-0783-22 - Full - Demolition of existing barn (building 2) and erection of dwelling - Approved 04 October 2022.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

North Level District Internal Drainage Board

Please note that North Level District Internal Drainage Board have no comments to make regarding the above planning application.

LCC Highway and Lead Local Flood Authority

Recommendation: No objection
The Details of external materials of construction of buildings & hard surfaced areas (Condition 4 of

H19-0783-22) are acceptable in accordance with approved drawings and submitted details with this application.

No Objections
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Planning Considerations

Condition Details

The conditions detail:

Condition 4

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas 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.

Note: A natural slate roofing material would be appropriate to match that on the existing barn and also the neighbouring buildings to the north.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019.

The material schedule is as follows:

Walls

The proposed walls are to be of traditional brick and block construction, using a new red facing brick, this brick is to closely match the former old forge barn. The bricks are to be 'Vandersanden Old Farmhouse' bricks.

Roof

The proposed roof is to be a dark grey double ridged pantile. This would be in line with the ecology report that was submitted with the original application, requiring the roof to be bat friendly raised pantiles stating, "bat accessible tiles (including a ridge tile) in the new roof will be adequate."

It is noted that the condition stated "A natural slate roofing material would be appropriate to match that on the existing barn," however, the exiting barn comprise 2 different roof materials and had a mix of pantile and slate. There is a mix of differing roof materials within the area, and given the proposed roof tiles are to be dark grey they are considered to blend in with the slate roofs adjacent the application site. The proposed tiles to be used are Sandtoft double pantile smooth dark grey.

Hard Surface Areas

-All proposed slabbed areas will be a natural coloured Indian sandstone.
-Any new walls and raised planters, as required by the ecology report, will be built using the same bricks as the exterior walls

The proposed materials are considered acceptable given the wide variety of materials present in the street.

The submitted materials are considered to be in keeping with the character of the area and therefore are acceptable. The condition can be discharged.

Conclusion

The details in relation to Condition 4 are acceptable and can 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.