DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H20-0478-26**	**Applicant:**	**Mr Roffe**
Proposal:	Details of external materials of construction of buildings & hard surfaced areas (Condition 3 of H20-0147-26)		
Location:	Ivy House Farm Sutton Road Sutton St James		
Terminal Date:	28th July 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 3 of planning permission H20-0147-26. Permission H20-0147-26 granted consent for the demolition of the agricultural building within the site and erection of a dwelling.

Condition 3 requires details of the external materials to be submitted and approved by the Local Planning Authority.

Site Description

The application site comprises land at Ivy House Farm, which is located to the north-west of Sutton Road, approximately 600m to the north-east of Sutton St James. The site form part of a farmyard and the site itself contains one agricultural building. The site is mostly surrounded by agricultural fields; however, there are equestrian facilities and a residential caravan located approximately 150m to the south of the site, on the opposite side of Sutton Road. There are some dwellings located to

the north-east of the site, the nearest being Holland House and Home Farm.

The site is outside of any defined settlement boundaries, as identified by the South East Lincolnshire Local Plan 2011-2036 and accompanying policies map.

The site is within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H20-0833-24: (Prior Approval Application) Conversion of agricultural building to dwelling - approved 25 November 2024

H20-0293-25: (Full Application) Demolition of existing barn & erection of one dwelling & garage - refused 04 August 2025

H20-1228-25: (Full Application) Demolition of existing barn & erection of one dwelling - approved 05 February 2026

Land to the South-West (Within Applicant's Ownership):

H20-0688-22: (Full Application) Proposed new dwelling for agricultural worker - refused 14 November 2023

H20-0147-26: (Section 73 Application) Demolition of existing barn & erection of one dwelling - approved under H20-1228-25. Modification of Condition 2 to allow amendments to previously approved plans - approved 13 April 2026

H20-0352-26: (Discharge of Conditions) Details of contamination of land or pollution of controlled waters and methodology (Conditions 4 and 6 of H20-0147-26) - approved 09 June 2026

Consultation

The local planning authority (LPA) has discretion regarding who to consult for applications to discharge conditions. Due to the nature of the submitted details, it was not considered necessary to consult neighbours or any specific statutory consultees in this instance.

Key Planning Considerations

Condition 3 sets out the following:

"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.

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 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2024."

According to the submitted information, the proposed external materials include the following:

- Vandersanden Autumn Red facing bricks;
- Forticrete Gemini Slate Grey roof tiles;
- Cream UPVC windows;
- Grey Aluminium and UPVC doors; and
- Black UPVC rainwater goods.

It is considered that the above referenced materials would be suitable for the dwelling. For example, there are examples of red brickwork buildings within the area and it is considered that the materials would be of a suitable quality and appearance.

Although the materials for the hard surfaced areas are not clarified within the current application, it

is recognised that the approved site plan sets out that the driveway area is proposed to feature a gravel surface and the access will be upgraded to Lincolnshire County Council's (LCC) specification. As such, the surfacing next to Sutton Road will need to conform to LCC's requirements, comprising a sealed surface.

Therefore, as the submitted details are considered to be acceptable, condition 3 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.

Conclusion

The details address the requirements of condition 3 of permission H20-0147-26.

Recommendation

Discharge condition 3.