DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0508-21**	**Applicant:**	**Mr O Steenken**
Proposal:	Proposed insulation & composite cladding over existing brickwork to side and rear elevation of dwelling.		
Location:	180 High Road Whaplode Spalding		
Terminal Date:	30th June 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission to install insulation & composite cladding in a soft green colour finish over existing brickwork to side and rear elevation of dwelling.

SITE DESCRIPTION

The property is a detached two storey dwelling end of terrace located on High Road, Whaplode. The dwelling is brown/red brick built with white door/window frames. There is a gravelled driveway to the front. The property backs onto open countryside. The immediate area comprises a mixture of detached, semi-detached and terraced dwelling, varying in size, materials and design.

RELEVANT PLANNING HISTORY

None.

REPRESENTATIONS

None.

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The wider street comprises a mixture of bricks, render and cladding. The proposed composite cladding in soft green would be applied across the full side and rear elevations of the house. The proposals would upgrade the general condition of the property. It is deemed that it would not detract from the red/brown facing brickwork of the house nor the adjacent properties. The process of insulating the dwelling is not considered to materially alter its appearance and character significantly.

As such the extensions would on balance comply with the aforementioned policies on design and impact upon the character of the local area.

Planning Balance

The proposed finish would contrast interestingly with the predominant facing brickwork of the property and the street scene. It will upgrade the external condition of the dwellinghouse. The addition of cladding would not be at odds with the existing appearance of the location which is already varied.

The proposal will not materially harm the character or appearance of the locality or amenity of nearby residents. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policy 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2019).

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.

RECOMMENDATION

The application can be approved under delegated powers.