DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-1152-22**	**Applicant:**	**Mr & Mrs I Sloan**
Proposal:	Proposed cedral cladding to front and side elevations		
Location:	Victoria Cottage Stockwell Gate North Whaplode		
Terminal Date:	26th January 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

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 dark grey cedral cladding to front and side elevations of the dwelling.

SITE DESCRIPTION

The site is located on Stockwell Gate North in Whaplode. It occupies a corner plot abutting the highway junction between Stockwell Gate, Stockwell Gate North, Stockwell Gate West. Rose Lodge is a two-storey dwellinghouse located to the north of the site which is the only property adjacent to the boundaries of the application site.

The property is a detached two-storey dwellinghouse built circa 1980s. The principal elevation of the

building faces west. The drive and turning point area is not excessively deep. There is a two-storey gable pitched detached garage to the front of the dwelling which was built around 2003. There are subsequent house extensions to the original fabric of the dwellinghouse. The domestic garden is laid in grass and extends to the south and east across the remainder of the curtilage.

RELEVANT PLANNING HISTORY

H23-0183-20 - Extension and Alterations - Approved

H23-1238-03 - Demolition of existing garage and erection of new garage block adjacent - Approved

H23-0574-02 - Erection of conservatory - Approved

H23-1042-85 - Erection of bungalow and garage - Approved

REPRESENTATIONS

No representations received.

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposal relates solely to the visual appearance of the building and therefore the key consideration in this instance is the impact the proposed cladding would have on the character and appearance of the building and wider area.

The original exterior of the building is red brickwork and is a mixture of old and newer bricks due to extensions to the original dwelling. The proposal to clad part of the exterior would ensure a more uniform external finish. As such the proposed cladding on the front and side elevations is not considered to unacceptably change the overall appearance of the dwelling or the character of the area, especially given there are a mixture of different materials in the immediate area therefore the development would not be out of character with the area. In addition, the use of cladding is considered to be in keeping with the semi-rural character of the area.

As such the proposed development would comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Planning Balance

The proposal will not materially harm the character or appearance of the locality. 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 Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2021).

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.