

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-1010-18 **Applicant:** Cowbit Village Hall
Proposal: Proposed storage building
Location: Cowbit Village Hall 124 Barrier Bank Cowbit
Terminal Date: 3rd December 2018

Planning Policies

Local Plan July 2016:

SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for storage building at Cowbit Village Hall, 124 Barrier Bank, Cowbit.

The site is narrow linear set at angle from south-west to north-east. The access is on the edge of Barrier Bank which runs to west. The front half of the site has visibly a steep slope. The community hall is at the most rear part of the site. A wooden shed is near the front elevation. The remainder of the site is in gravel.

The site location is out of defined settlement limits of Cowbit as set out in South Holland Local Plan

(2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017).

The proposed storage building would be located at the midpoint of the site next to southern boundary line. Proposed 2 No. disabled parking bays would be also adjacent to this boundary where the existing wooden shed stands which would be previously removed.

The storage unit would be shed-roofed. It would be 8 metres deep and 2.05 metres wide. The maximum height would be 2.80 metres high and the lowest height 2 metres. The roof pitch would be on the edge of the principal elevation which would face the drive. As a result of that, the opposite elevation would be the lowest wall next to the southern boundary adjacent to No. 126.

When it comes to layout and design, the proposed building would have brick walls, roof tiles and doors to matching those existing in the hall. The roof shed is characteristic of development of such nature.

A 2 metre high blank elevation of a large outbuilding in No. 126 is on the boundary where the storage unit would be erected. Mature hedgerow of similar height goes along the boundary to the front. The northern boundary is equally screened with brick wall and hedgerow and overgrown scrubs over it.

Having regard the existing boundary treatment and the scale of the proposal, no visual impact of the storage unit towards adjacent properties is anticipated and the residential amenity of neighbours therefore would be inexistent.

South Holland IDB has commented that any drainage strategy shall be supported by BRE 365 infiltration testing and the applicant shall contact them if surface water was disposed to the adjacent drain should the infiltration is proved not to be viable after the test.

The Parish Council supports the development as the applicant. No other representations has been made.

In light of considerations above, the proposals are in accordance with Policy SG14 and SG17 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.