

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-0267-19 **Applicant:** Mr Snell
Proposal: Construction of replacement timber shed following fire damage
Location: Wilmar North Bank Crowland
Terminal Date: 2nd May 2019

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	1
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for the construction of a replacement timber shed following fire damage at Wilmar, North Bank, Crowland.

The proposed replacement would effectively appear to occupy the same footprint as the former shed. The ridge height would be approx. 4.6m. The external materials would comprise of feather edged boards for the walls and corrugated panels for the roof.

Site Description

The site comprises of a residential property and its curtilage, known as Wilmar. There are agricultural buildings immediately to the north, an agricultural field to the east and residential

properties to the south. The former shed has already been demolished and the area fenced off.

Representations

Crowland Parish Council - No objections.

No resident comments have been received.

Material Considerations

The proposed replacement shed would be sited on the same part of the site as the previous shed. The dimensions of the previous shed are unknown but the replacement would look to occupy the same footprint as the former. It would be a maximum of 4.6m in height. This is considered to be acceptable in the context of the existing agricultural buildings to the north and the previous shed. The proposed materials are acceptable.

There have been no resident objections and it is not considered that there would be a material adverse impact on residential amenity given that it would be sited on the same/similar footprint to that which it is replacing.

Conclusions

Taking the above into account, it is considered that the proposal is in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), as well as Section 12 of the National Planning Policy Framework (2019).

The recommendation therefore is for a delegated approval.