DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0862-19**	**Applicant:**	**Mr Greene**
Proposal:	Erection of detached garaging/stores to serve dwellings approved under reference H02-1046-17		
Location:	The Old School Postland Road Crowland		
Terminal Date:	4th November 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal of this application is for the erection of 2 timber and brickwork garages/car ports with one having a single parking space, the other providing two spaces. Each of these garage/car ports will also feature a small, enclosed shed/storage space, 1 attached to each parking unit.

The works will also require the removal of a tree which is subject to a tree preservation order.

Site Description

The site is a Grade II listed mid-C19 schoolhouse, featuring many original characterful design elements. The areas upon which the new garage units are proposed are both currently taken up by hard-standing tarmac which would have originally formed a part of the School's hard-play area. The area which the proposed unit 1 is located also features a number of trees protected by mean of a TPO.

The site does not sit within the Crowland Conservation Area. Nevertheless, the old school building is a property which holds some importance to the overall character of Crowland at large. There are no further buildings of Local Heritage or listed properties within a distance which would add credence to any suggestion that works to the school would impact upon said properties.

The immediate area surrounding the site is characterised by C20 residential properties and the South View Community Primary School/Crowland Childrens Centre/Childrens Nursery to the rear of the

History

H02-1046-17

Conversion of building to 3 residential units. APPROVED 22/08/17

H02-0685-19

Rebuilding of a section of front boundary wall, pier and repairs to gate after impact damage. APPROVED on 18/10/19

Consultation Responses

Crowland Parish Council

Supports the application for its sympathetic design which is felt will enhance the condition of the listed building.

North Level District Internal Drainage Board

No comments.

Trees and Nature Conservation Officer, SHDC

Notes that the applicant had been advised that they could remove a tree with a Tree Preservation Order (TPO) imposed against it, as the proposed tree was significantly damaged. It was understood that it would be expected that removal of a TPO'd tree would require a scheme of re-planting/replacement, but no such proposals are included in the proposals. The officer therefore recommends that the applicant be required to plant a new Lime tree of at least 1.5m in height in enriched soil within 12 months of removal of the protected tree.

Additionally it is stressed that if resurfacing is ever required, the applicant should take great care not to damage the roots of the remaining trees on the site. As such the officer recommends that applicant take a 'No-Dig' approach to ground treatment within the Root Protection Areas of the trees.

Planning Considerations

Heritage impact

It is considered that the proposals will not present any significant risk to the quality and significance of the listing of the principal property on the site. This is because the proposals suggest using timber and matching slates and brickwork - all traditional materials which must be considered to be sympathetic to the principal property.

In addition, the overall design of the structures is seen as a acceptable and sympathetic to the principal property. The garage units are not oversized in relation to the Old School and the traditional timber-frame design is period appropriate to the property. The open-fronted design of the garages is deemed to be a positive, as the inclusion of modern garage doors would have likely made the proposals awkward and out of place in its surroundings.

For the reasons listed above it is considered that the proposals Conserve and Enhance the qualities of the listing of the property and its immediate area.

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals, the layout of the proposals are deemed suitable to service the Old School as parking and storage. The design is well suited to the Listed property being both traditional in style and materials.

Residential Amenity

The proposals do not present any significant risk to the residential amenity of any nearby residential properties. The site is not bordered by residential properties, instead being neighboured by a primary school and nursery.

The proposals are small scale, only single-storey in height and contain no windows at all meaning that the proposals cannot be considered to present any sort of overlooking or overshadowing risk.

In addition, it is suggested that the construction of parking units will be of great amenity to the future residents of the Old School, adding to the parking provision of the properties and the enclosed shed/storage rooms associated with each of the units will provide reasonable space for storage of tools, garden implements and bicycles e.t.c.

Tree Conservation

Whilst the loss of a protected tree is regrettable, it is the advice of the Trees and Nature Conservation officer that the tree it is proposed will be felled is irreversibly damaged and therefore the authority does not seek to restrict this proposal

Provision of Parking

The construction of garage units on the site will add to the already ample amount of space open for parking on the site, therefore this proposal helps the property to healthily surpass the requirements of Policy 32 and Appendix 6 of the South East Lincolnshire Local Plan (2019)

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1,2,3, 29, 32 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore this application is recommended for APPROVAL.

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.