DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0048-19**	**Applicant:**	**Mr R Fouldes**
Proposal:	Proposed replacement garage		
Location:	67 High Street Gosberton Spalding		
Terminal Date:	18th March 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

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	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed replacement garage at 67 High Street, Gosberton, Spalding.

The site is within the village centre of Gosberton. Residential buildings are predominant with a range of facilities and services (public house, food store, post office and so on). A wide range of housing types, designs, appearances and ages has been observed in the area. The application's property is a cream rendered two-storey dwelling flanked by an old bungalow and three modern terraced houses. The garage to replace has been demolished and ongoing works the replacement were notice during the officer's site visit.

The site location is within the settlement boundaries of Gosberton and the Conservation Area as set out in the South East Lincolnshire Local Plan. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The proposed garage would be 5.56 metres wide, 6 metres deep and 3.50 metres high with 2.20 metres eave high. These dimensions would represent an increase of 1 metre in width, 1 metre in depth and marginal increase in eave height. Therefore, the scale, massing and bulking of the proposal would be still commensurate with the house.

The additional metre is to create a roof canopy on the southern-east elevation of the garage. Whilst a gable end would be at the rear of the garage, a hip roof would be at the front. Such roof layout would relate well with the catslide roof of the house.

The garage to replace was an old single brick structure with external walls painted in white. The roof was made of Asbestos corrugate sheets. The garage door was of two panels made of green painted wood. The proposed materials would be historic brick and historic slate roof tiles to match those existing in the dwelling. The external walls would not have additional treatment. The front garage door would be a roller shutter in anthracite grey colour.

Having regard to the features of the garage to replace, the proposal would not represent any loss of a significant historic asset. The resulting appearance of the proposal certainly would be no longer of that rustic character although it would match with the buildings nearby and contribute positively to the character of the area. Asbestos is undesirable material which would be removed and the conditions of the building would be clearly greater.

The garage is greatly set back from the road and immediately adjacent to the driveway of the neighbouring terraced houses No. 69, 69a and 69b to north-west. There is no treatment on the boundary between both sites, however the presence of the garage would not create any adverse effect to the amenity of residents. The replacement garage would not alter the wider street scene by virtue of its location within the site.

Gosberton Parish Council has stated no comments to make about the proposal. No other representation has been received.

In light of consideration above, the proposed development is in accordance with Policy 1,2,3 and 29 of South East Lincolnshire Local Plan and Section 12 and 16 of National Planning Policy Framework.

It is therefore recommended to approve this planning application for approval.