DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-1092-18**	**Applicant:**	**Mr and Mrs R Osgood**
Proposal:	Proposed detached garage		
Location:	7 Spalding Road Gosberton Spalding		
Terminal Date:	24th 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	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for detached garage at 7 Spalding Road, Gosberton, Spalding.

The site is part of ribbon development in Spalding Road but adjacent to the built-up area of Gosberton. The property is a bungalow set back from the road. Two further bungalows are adjacent down the road. To north-west, there is a large concrete barn immediately adjacent to the site boundary and old barn on the edge of the road. Further away there is a Grade II Listed Building Gosberton Baptist Church. Agricultural fields are opposite the road and beyond the rear boundary. The footprint of a detached unit is still visible.

The site location is within defined settlement limits under South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate otherwise against local

and national planning policies.

The proposed development would be detached garage to the front of the property. It would measure approximately 6.05 metres in width, 7.07 metres in depth and 5 metres in maximum apex height. The eaves would be approximately 2.20 metres high. The garage would be therefore commensurate with the adjacent buildings in terms of scale, massing and scale.

A gable roof would be on top of the outbuilding. External materials would be in keeping with those in the dwelling. The roof would be 30° also matching with the bungalow. A double panel white timber hung door would be on the eastern elevation as main access to the building and connect straight to the front driveway where motor vehicles would go through. The fenestration comprises one three panel window on each side elevation and single door on the southern side elevation. Overall the resulting design and layout is characteristic of detached garages and external materials would not detract from the main building.

There are some young trees and shrubs at the front of the site. A holy tree would be removed to ease the erection of the garage whereas the remainder of trees would remain. The loss of that tree would be acceptable given its age and significance.

Taking into account also the scale of the garage, the separation distances with the front boundary line, the bungalow and western side boundary are such that no overbearing effect would be caused. No impact upon the street scene would be likely. Views from the road coming from north-west are inexistent because of the bulking of the large concrete barn which block any view. Views are insignificant from south-east as the garage is more than 12 metres away from the road and close to the above-mentioned large building.

Gosberton Parish Council has no comments about the proposal. No other representation has been made.

In light of considerations above, the proposal would be contrary to Policy SG14 and SG17 of South Holland Local Plan 2006 as well as Section 12 of National Planning Policy Framework (2018).

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