

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-1238-18 **Applicant:** Mr & Mrs Mayo
Proposal: Proposed double garage to front of dwelling (retrospective)
Location: 202 Siltside Gosberton Risegate Spalding
Terminal Date: 11th March 2019

Planning Policies

Local Plan July 2006:

1	Spatial Strategy
2	Development Management
3	Design of New Development
SG4	Development in the Countryside
SG17	Protection of Residential Amenity
SG14	Design and Layout of New Development

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	1	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	6	0	0	1

CASE OFFICER ASSESSMENT

This is a householder retrospective planning application for proposed double garage to front of

dwelling at 202 Siltside, Gosberton Risegate, Spalding.

The built-up area of Gosberton Risegate is mainly along Chesboule Lane (south to north), Siltside and Clough Road which are both roads along Risegate Eau Drain. The site is separated some distance away from White House Farm to west and the residential frontage in Siltside to east. Open fields are between these nearest properties and to north. Adjacent to the site, a driveway under different ownership and a ditch are to the west and residential property No. 200 to east.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

Principle of development

The site location is considered to be open countryside as per South Holland Local Plan (2006). Although the emerging South East Lincolnshire Local Plan provides settlement boundaries for Gosberton Risegate and Clough, the application site remains out of them and it is still designated as countryside.

Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to its nature and purpose, the proposal cannot be located elsewhere. Should the proposal caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". Likewise, Policy 1 of South East Lincolnshire Local Plan states that "in the countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". For these reasons, the principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate otherwise.

Representations

Residents

Residents and members of public have raised seven objections raising the following issues:

- Close proximity of the garage to the highway would reduce visibility of motor vehicles and pose a risk to drivers as the road is single carriage and the speed limit 60pmh.
- Reduction of visibility due to the applicant's cars parked on the front verge. Several vehicles are frequently parked due to the applicant's taxi business. Motor vehicles need to invade the opposite side of the road damaging seriously the road pavement.
- The visual impact of the proposed garage to existing kennels and house extension would be unacceptable in addition to several cars frequently parked at the front garden and verge.
- Planning permission for similar development in Siltside was refused under application ref. H08-0664-05.

Gosberton Parish Council

The stance is to support the resident objections.

Cllr J L King

Objection on the fact that the garage would block visibility for motor vehicles drivers in a road which is single carriageway with a speed limit of 60 mph.

County Highways and Lead Local Flood Authority

No objections.

Material considerations

Scale, design and layout

The site is rectangular and amounts approximate to 0.14 hectares of land. The application's property is a semi-detached two-storey house and the dwelling at No. 200 is adjacent to east. The house has a side extension to west and kennels are attached providing a form of development to west. The proposed garage would be on the south-west corner of the site to the front of the kennels and behind the front site boundary.

The proposed development would be a pitch-roofed double garage. It would measure approximately 6.51 metres in width, 6.96 metres in depth and 4.73 metres in maximum apex height. The eaves would be 2.50 metre high. In view of these dimensions, the intended garage would be commensurate with the dwelling and buildings nearby in terms of scale, bulking and massing.

The access to enter and egress vehicles would be provided through 2 No. garage doors on the eastern elevation.

Slate interlocking roof tiles, brickwork and fascia to match existing in the dwelling are the proposed external materials for the garage. The visual amenity of the vicinity would not result undermined. Stone headers and cill detailing would be placed over the garage doors and two recessed infill opening detail on the elevation facing the road. This architecture feature would enhance the rural appearance and aesthetics of the development in line with the local character of the area.

Impact upon the amenity

As mentioned above, the proposed garage would be on the south-west corner of the site to the front of the kennels and behind the front site boundary. It would be flanked by 1.2 metres from the brick wall on the front site boundary and 1.45 metres from the kennels at the rear. An approximate separation distance of 9.30 metres is provide from the dwelling.

Given the scale and location of the garage, no overshadowing is anticipated to the applicant's dwelling neither to the adjacent property at No. 200 which is found nearly 24 metres further away to east.

Certainly similar development has not been observed anywhere along the road. However, White House Farm and the residential frontage to east are the nearest properties to the site which are some distance away. The impact upon the adjacent No. 200 has been previously addressed. The scale of the garage is such that the development would not be excessively disruptive to the landscape and the visual impact is not unacceptable to such an extent that this planning application should be refused as extended.

Highway safety

All objections pointed out the conflict between the number of applicant's cars and on-coming traffic movement through Siltside posing a risk to the drivers and other road users.

The County Highways Authority has raised no objection neither comment in this matter.

Conclusions and recommendation

In light of considerations above, the proposal is in accordance with Policy SG4, SG14 and SG17 of South Holland Local Plan, Policy 1, 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

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