

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0031-20 **Applicant:** Mr & Mrs R Gordon
Proposal: Proposed garage and workshop and new vehicular access
Location: 34 Fen Road Holbeach Spalding
Terminal Date: 10th May 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed garage and workshop and new vehicular access at 34 Fen Road, Holbech, Spalding.

Site Description

The site is part of ribbon development on both sides of Fen Road. The majority of residential plots were individually designed so that there is a wide range of designs, appearances and ages along the road.

The application site is fairly wide and long rectangular. Bay Lodge is a care home adjoining the site to the south. Gamekeeper Close is a cul-de-sac roadway that runs to the north and serves access to residential development which has been constructed in the last years.

The property is a two-storey detached dwellinghouse. It has a two-storey extension which will be in close proximity with the proposed development. There is also mobile home sited off the southern elevation. To the rear, there is a conservatory with brick base. In the rear garden, there is a T shaped chalet on the edge of Gamekeeper Close formerly used for short-let holiday accommodation. Further to the rear, a vegetable garden with sheds and glasshouses. They appear to be for private use.

History

H09-1162-06 - Erect conservatory to rear of dwelling - Approved

H09-0849-97 - Extension to house - Approved

H09-0837-95 - Extension to holiday accommodation - Approved

H09-1129-94 - Details of materials for holiday accommodation - Double Roman Rustic rooftiles and walls as existing - Approved

H09-0358-94 - Convert outhouse to holiday accommodation - Approved

Consultation Responses

Cllr F Biggadike

Appears to be a practical solution to applicants needs.

Holbeach Parish Council

Supported.

Lincolnshire County Council as Local Highway and Lead Local Flood Authority

Does not wish to restrict the grant of permission.

An informative note is requested to add to any permission.

Planning Considerations

Principle of development

The site is within the settlement boundary of Holbeach as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is incidental to the enjoyment of a dwelling house is acceptable.

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The key material considerations are addressed below.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built

environment and landscape setting, among other considerations. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable as per Policy 2 of the SELLP.

The proposed building will be two-storey and detached from the main property, accommodating a garage, workshop and storage space. It will be flanked between the existing two-storey element and the southern boundary. The apex height will be nearly 7 metres and the eaves 5 metres high. The width will be nearly 5 metres and the depth 11.25 metres. Having measured the heights of the main property as well as Bay Lodge adjacent to the south, it is considered that the development will be commensurate with the buildings in the surrounding in terms of scale, massing and bulk.

A front gable pitch will be formed at the highest point of the roof. Internally, the ground floor will accommodate the garage space and a workshop at the rear. Two rooms for storage will be on the first floor. In accordance with Appendix 6 of SELLP 2019, a garage can count as one space if it is 2.6m x 5.6m internal width. The internal dimensions of the garage are 6 metres in depth and 3.40 metres in width (from the staircase and to opposite wall). Thus, the development will be able to provide one space for car parking.

The proposed detailing will somewhat enhance the design quality of the development. Brick lintels will be above all the openings in the unit. A two panel garage door and 3. no windows across the elevations will set out an appearance further in connection with the adjoining dwellinghouses.

With regards to the external materials, Forterra Hampton rural blend is the proposed facing brickwork. It will be similar to that existing on the walls of the main property. Sandtoft slate grey tiles will match those currently in the dwelling house's roof. The openings will be made of white PVC which is the material present in the windows of the house. Overall, the appearance of the outbuilding will be in keeping with the host property and, by extension, similar development of the other properties nearby.

Although their suitability will be tested at a later stage with South Holland Building Control department, two soakaways will be installed on the site and foul waters will be conveyed to the existing main sewer. The proposed means of surface water runoff and foul water accord with Policy 4 of SELLP which states new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

In summary, the form of development is deemed acceptable given the location and character of the local area. The incorporation of soakaways to the design of the proposals intends to make the development flood resistant and resilient. Therefore, the intended outbuilding accords with the aforementioned policies concerning design, layout and flood risk.

Parking provision and highway safety

According to Appendix 6 of SELLP, 3 no. spaces for dwellings with 4 or more bedrooms is the maximum number of car parking spaces that should be provided as a result of new development. It is unknown the number of bedrooms of the main property but at least 3 car parking spaces can be easily accommodated on the drive in order to prevent on-street parking. The erection of the garage will not undermine the current availability of car parking on site.

The County Highways Authority has raised no objection to the principle of creating an additional vehicular access from Fen Road. An informative note is requested to add to any permission in order to ensure compliance with Highway specifications. Thus, the proposed access is considered acceptable on the grounds of highway safety.

Residential amenity

There are windows sited on the northern side elevation of the adjacent Bay Lodge. This neighbouring property currently is used as a care home. There is a therefore a residential element which plays an important role of the proposal assessment in terms of residential amenity.

The separation distance between the proposed building and the opposing elevation of Bay Lodge will be approximately 2 metres. There are three windows at first floor which belong to an en-suite and landing area (non-habitable rooms) and at ground floor there is a window which acts as a third

window to a kitchen/dining room. It is therefore considered that there would be no material adverse effect in terms of loss of light or the proposed development appearing overbearing in nature.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 4 and 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Section 12 of the National Planning Policy Framework (NPPF), 2019.

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

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.