DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0143-19**	**Applicant:**	**Mr S Biggs**
Proposal:	Garage lean-to at side of house		
Location:	105 Farrow Avenue Holbeach Spalding		
Terminal Date:	4th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for garage lean-to at side of house at 105 Farrow Avenue, Holbeach, Spalding.

The proposal here submitted is identical to the proposed extension which was refused under planning application ref. H09-1116-18. The Decision Notice stated the reason for refusal of permission:

"The proposed materials would adversely alter the appearance of the building and adjoining development or the character of the area where brickwork and roof tiles are the most characteristic features"

In the absence of further details, it was confirmed in the application form that concrete sectional

panels would be proposed for the exterior walls of the development. It was accordingly inferred that the concrete material would be of grey traditional appearance which would not match with the facing brickwork of the dwelling and other houses nearby and would undermine the design standards of the extension.

After having talks with the applicant, the concrete panels had been intended to have a brick finish but that was not provided in the refused application. Visual evidence of the proposed concrete has been provided this time in this planning application. The brickwork finish is deemed to be acceptable. This type of concrete would be keeping with existing external materials in the host property and overall the character of the local area. No changes on dimensions has been made to the former proposal so there are no other material consideration to make.

No representation has been made.

In light of considerations above, the proposed development is in accordance with 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 application via delegated powers.