DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0416-23**	**Applicant:**	**Mrs R Blake**
Proposal:	Proposed three bay garage and storage room		
Location:	Highcroft Barn Stotons Gate Holbeach		
Terminal Date:	2nd October 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed three bay garage and storage room. The measurements of the proposal will be 10m by 6m with a total height of 5.6m.

Site Description

The site lies outside the settlement of Holbeach St Johns as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP) and is therefore classed as being in the countryside. The dwelling is one of two properties along Stotons Gate. It features a large front grass area with a stoned driveway adjacent this which currently situates a small wooden shed which will be removed following an approval. There are trees along all boundaries as well as a boundary fence. The property itself is made from bricks on one side and black cladding on the main feature with red roof tiles. On the northern elevation there is a small porch/pergola with an outdoor seating area.

History

H09-0798-19 - Proposed conversion of barn to dwelling - Appeal Allowed

H09-0385-20 - Proposed conversion of barn to dwelling - approved under H09-0798-18 (allowed on appeal). Modification of Condition 2 to allow amendments to previously approved plans - Approved

H09-0640-20 - Proposed conversion of barn to dwelling - approved under H09-0798-18 and H09-0385-20. Amendments to elevations - Approved

H09-0641-20 - Details of demolition and reconstruction works, 2 barn owl nesting boxes, external finish to roof and landscaping (Conditions 3, 4, 9 and 10 of H09-0798-18 and H09-0385-20) - Approved

Consultation Responses

Holbeach Parish Council

No objection.

South Holland Internal Drainage Board

No objection. They have advised that consent may be required under Byelaw 3 'If the applicant proposes to discharge surface water to a watercourse, consent would be required under Byelaw 3. Please note that we recommend that any discharge is in line with the Non-Statutory technical standards for sustainable drainage systems, therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate'

Lincolnshire County Council Highways

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

The proposal is for a garage and it does not have an impact on the Public Highway.

Historic Places Team Lincolnshire County Council

No archaeological input required.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Evaluation

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Layout, Design and Consideration of the Character and Appearance of the Area

Paragraph 130 of the National Planning Policy Framework (NPPF), 2023 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that 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. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The measurements of the proposal consist of 10m (length) by 6m (width) with a total height of 5.6m. There is a set of stairs that protrude by 1m from the west and will be 3.75m in length. It can be considered that these measurements are proportionate when compared to the main dwelling and will provide enough floor space for the residents to use the garage and store things internally.

The materials that will be used are to match the existing barn conversion. The base will be reclaimed facing brickwork with the walls being stained vertical softwood cladding. The posts/beams are to be made of natural green oak. The roof will red pantiles with three grey uPVC rooflights. The garage doors will be composite roller shutter door and the other external door is a natural oak door. The external stairs leading up to the first floor are stained softwood. The materials are considered to be acceptable as they will match the existing barn conversion and therefore not stand out, due to the minimal amount of houses within the area it will also be in keeping the locality and not harm the street scene.

The design of the proposed three bay garage/store room incorporates a triple garage with a gable roof. As mentioned there will be a stair case on the west elevation that leads into the first floor store area, the ground floor will be used as a garage. There appears to be three additional parking spaces situated in front of the development with a new gravel drive providing access to this area. The design is considered to be acceptable as the dwelling on site incorporates this roof design and therefore it is similar.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2 and 3 of the South

East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Impact on Residential Amenity/Land Users

Paragraph 130 of the National Planning Policy Framework (2023) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed garage and storage room would have no impact on resident amenity. There nearest residents to Highcroft Barn is over 50m away. There would be no concerns regarding overshadowing or overlooking due to the distance and the existing trees surround the site, the development would not be overbearing on the area or locality. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development. However, due to the distance between residents, this impact would be very minimal.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Planning Balance

The proposed three bay garage and storage room would not materially harm the character or appearance of the area. There would be no overshadowing or overlooking as a result due to the distance to neighbouring properties and the existing trees within the area. The overall design and materials being used are in keeping with the property in which the application is going.

This proposal is therefore considered to be in accordance with Polices 2 & 3 of the SELLP and Section 12 of the NPPF

Conclusion

The recommendation is for a delegated approval.

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.