

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0457-19 **Applicant:** Hay Farming Ltd
Proposal: Construction of double detached garage
Location: Bemrose Farmhouse Sots Hole Bank Holbeach St Matthews
Terminal Date: 27th June 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

Proposal

This is a householder planning application for the construction of double detached garage at Bemrose Farmhouse, Sots Hole Bank, Holbeach St. Matthews, Spalding.

Site Description

The site location is remotely isolated and the area is characterised by agricultural fields with open views. The site is accessed by a 1.12 kilometre long track which is linked with Sots Hole Bank to south-west.

A yard with two large agricultural buildings for storage is opposite the track to south-east. The

property is a two-storey detached farmhouse sit on a spacious layout. The building has a significant architectural value. It is located set back from the track and the site is heavily concealed by mature trees and hedgerow.

History

H09-1225-05 - Proposed two-storey extension to rear of dwelling - Approved

Consultation Responses

None

Planning Considerations

Principal of development

According to the Policies of the South East Lincolnshire Local Plan, Holbeach St Matthews has no settlement boundaries. Therefore, the site is located within the countryside. Policy 1 of the 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". Given its ancillary function, the proposed development cannot be located elsewhere within the boundaries of any urban settlement. Therefore, the principle of development for the proposal is acceptable unless planning material and sustainability considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The proposed outbuilding would measure 7.07 metres in width, 9.44 metres in depth and 4.84 metres in maxim height. The eaves would be 2.33 metres high. Having regard to the dimensions of the farmhouse, it is conclude that the development would be commensurate with the host property in terms of scale, massing and bulk.

Design and scale

The development would replace an existing old timber gable roofed shed which would be removed to accommodate the proposal. Leafy young trees and overgrown shrubs around the shed would be cut off to release space for the intended garage.

The intended outbuilding would be positioned with the front elevation facing the northern-west side elevation of the house. The separation distance with the property would range approximately between 7.91 metres and 2.41 metres. The rear part of the garage would encroach onto the adjacent grassed land used as a domestic garden.

A gable roof would be on top of the outbuilding with one pitch on each front and rear elevation. Brick lintel over 2 no. garage doors and under the roof edges. This detailing would enhance the rural aesthetics of the development in keeping with the character of the farmhouse and overall its setting.

Wienerberger Heritage Blend 65mm bricks for facing brickwork and Haddon 500x250 Firsts roof tiles would be used to erect the outbuilding. The resulting appearance of the development would match with the existing external materials of the dwelling. Therefore, the visual amenity would not be significantly altered after carrying out the proposal.

For these reasons, the relationship of the proposed garage to the character, form and scale of Bemrose Farmhouse and its setting is well balanced delivering an acceptable form of development which would not collide with the high architectural value of the dwelling and its surroundings.

Impact upon residential amenity

There are no other residential properties adjacent to the site. The development is not intended for residential use. Given the separation distances mentioned above, the garage would not create an overbearing impact upon the residents of Bemrose Farmhouse.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this 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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.