DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0877-19**	**Applicant:**	**Mr Mauro Andreini**
Proposal:	Erection of detached double garage		
Location:	91 Battlefields Lane South Holbeach Spalding		
Terminal Date:	1st November 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a proposed detached double garage at 91 Battlefields Lane South, Holbeach.

The proposed development will be situated to the east side of the property, to accommodate the space for two cars in the double garage, which includes a room to the rear for personal cinematographic equipment.

The site has a mature hedge as the boundary treatment, with open access for vehicular parking on the drive.

Site Description

The site is situated along the road Battlefields Lane South. It is surrounded by similar styled two storey dwellings, which are mostly semi detached.

The site has large rear garden and a medium sized front garden with a driveway. The treatment boundary is made of a mature hedging. There are a variety of garage types in the area, so there are style preference to follow in the area.

History

No historic planning applications.

Consultation Responses

Holbeach Parish Council are in Support of this planning application.

Planning Considerations

Size and Scale

The proposed garage is set back from the host dwelling, with the space of approximately 2.42m between the host dwelling and the proposed garage.

The proposed is approximately double the footprint of the host property in length, however it is only a single storey, and includes both a garage and a room to the rear of the development, which has two door entrances to the west.

The site in question is relatively large and is big enough to accommodate the proposed garage without appearing cramped. It is therefore considered acceptable.

Layout and Design

The proposed garage would be elongated and extend away from the front of the house and views from the public highway would be limited by the existing boundary treatment along the eastern boundary and the dwelling itself from the other direction.

The brickwork will match the host property, with a timber cladding which will start approx.900mm up to the roof.

There is a precedent for cladding in the area, as a garage nearby has a similar material of construction. The roof tiles will match the existing roof tiles of the host property. The timber cladding is intended to be a natural wood treated with the other preservatives with a clear protection coating. The windows will be of a generic double glazed style, which is to the same style as the host property. Therefore, despite its size, it would not have an adverse impact on the character and appearance of the area.

Impact Upon Residential amenity

The proposed garage would not have an adverse impact on residential amenity due to its positioning and the property being situated on a large site. There are two windows that face towards the host property and one window facing towards the rear garden.

There will be one dormer window on the roof which is facing west towards the property, therefore does not pose the threat of overlooking to the surrounding properties. Due to the single storey nature of the proposed garage it would not be unduly overbearing for neighbouring properties.

Conclusion

In light of the considerations above, the proposal for a detached double garage is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 in the National Planning Policy Framework (2019).

The recommendation is therefore 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.