DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1210-18**	**Applicant:**	**Mrs Stephanie Munn**
Proposal:	Proposed Agricultural Store Building		
Location:	Further Old Gate Holbeach Spalding		
Terminal Date:	29th January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

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

CASE OFFICER ASSESSMENT

This is an application for a proposed agricultural store building at Further Old Gate, Holbeach. The proposal is outside of defined settlement limits in the open countryside, and the surrounding area is predominantly rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a building that measures 19.8 metres in width and 18.3 metres in depth, with a 5.5 metre eaves height and an approximate 6.2 metre maximum apex height. The building walls will be constructed from green plastic coated sheeting, with a green plastic coated sheeting roof. The proposed building will be sited to the east of the field, adjacent to the boundary with Fensever Kennels.

The Environmental Protection Officer and County Highways & SUDS Officer have no objections to the proposal. No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.