DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0439-20**	**Applicant:**	**Mr B Olivera**
Proposal:	Proposed Garden Building		
Location:	2 Roman Bank Long Sutton Spalding		
Terminal Date:	7th August 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This planning application is for a garden building at 2 Roman Bank, Long Sutton.

The proposed garden building is a garden storage structure which it is proposed will be very small in scale. It is proposed that the building be located immediately to the East of the extant glasshouse, adjoined to it on the Eastern Elevation. The proposed structure will effectively be an 'infill' between the glasshouse and the garden boundary wall. It's proposed that the structure will be built using shiplap boarding, the roof will be furnished with slate tiles.

Site Description

The proposal site is within the garden of the garly C19th, Grade II listed 2, Roman Bank (A.K.A Roman House). The Historic England Listing Description reads as follows;

"Lodge, now house. c.1820, extended late C19. Red brick. Hipped slate roof, now gabled to left where extended. Single ridge and gable stacks. 2 storeys, 3 bays. The left single bay late C19 and slightly set back. Doorway with panelled door, panelled reveal, pilastered doorcase with dosserets supporting open modillion pediment. To the left are 2 glazing bar sashes, that on the far left smaller. 3 similar smaller sashes above. Right return wall with recessed large semi-circular arched blind recessed panel containing single semi-circular arched glazing bar sash with radiating glazing bars to the top. To the left is a single small C20 casement. Above, single small glazing bar sash and to the left a single small C20 fixed light."

The Roman Bank area can be characterised largely as a low density, semi rural residential setting. The area presents a wide range of different architectural styles and periods in terms of residential development, ranging from properties contemporary to the host property up to modern development. The host property is visually the most prominent property within its surroundings from the perspective of aesthetic value. No other Heritage assets (designated or non-designated) are within visual proximity to the proposal site.

History

H11-0948-14

Replace section of garden wall. APPROVED on 12/01/2015

H11-0598-16

Replace corrugated lean-to roof with eternit slates and construct a free standing garden toilet. APPROVED on 21/09/2016

H11-0599-16

Replace corrugated lean-to roof with eternit slates and construct a free standing garden toilet. APPROVED on 21/09/2016

Consultation Responses

None recieved

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be a risk presented to the value and/or significance of any designated heritage asset, including the host property. This is because the proposal is a very small scale development constructed using traditional materials such as timber and slate. Because of the size and location of the proposed structure, it will not be prominent within any views of the Designated Heritage Asset from the Public Realm. Due to the sympathetic and small scale design, accompanied by the proposals lack of significant impact upon the setting of the listed building, it is considered that this application helps to CONSERVE the historic environment due to its lack of an impact.

Design and Layout

As stated above, the design is considered appropriate to the proposed structure and its setting, this is because the small scale structure is simple in design, meaning it will work well to blend into its surroundings. Due to the size and nature/indented purpose of the structure, it would be unreasonable and inappropriate to require a level of architectural detailing than has been put forth in this application. Furthermore, the proposed materials are appropriate to the use and the site, giving the structure the look of a traditional timber garden building.

The local planning authority deems the layout to be appropriate to the proposed use of the site as a

garden storage building.

Residential amenity

This garden building will become effectively a part of the boundary wall of the property meaning that there is a heightened risk of overlooking or overshadowing. However, the local planning authority does not deem there to be a risk of either presented by this application. This is because the proposal is single storey in nature and does not include any windows, meaning that it cannot be reasonably suggested that such a proposal will overshadow or overlook any considerable element of any neighbouring properties.

Conclusion

For the reasons listed above, it is considered that this application is in accordance with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for 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.