

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0865-21 **Applicant:** Mr N Benfell
Proposal: Proposed Wooden Garage
Location: 34 Market Street Long Sutton Spalding
Terminal Date: 19th October 2021

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the siting of a proposed wooden garage/shed in the rear garden. This would also include the positioning of a concrete base. The proposed garage is to be sited next to the extant garage, at a perpendicular angle within the crook of the corner of the garden to the East of the plot, near to the main house.

The proposed garage matches the style of the garage which is extant on the site, adjacent to the proposal location.

Site Description

34 Market Street is a Grade II listed building which sits in the prominent Market Street area of the Long Sutton Conservation Area (LSCA) and is neighboured by numerous, similarly Grade II listed properties, chief amongst which being the directly adjacent 30/32 Market Street.

The Historic England Listing description describes the property like so;

"House. c.1820. Colourwashed brick with colourwashed ashlar dressings. Hipped slate roof. 2 paired stacks to the rear. Paired bracketed eaves. Corner giant order pilasters with impost band forming band below the eaves. 2 storeys, 3 bays. Central doorway with ornate panelled door, overlight, paired Doric columns, moulded entablature and slight cornice. Either side are single glazing bar sashes with Gothick glazing bars to the top half. 3 similar smaller sashes above. All sashes with eared architraves."

The proposal site itself is on the location of the former timber outbuilding demolished following the approval of planning and listed building consent applications H11-0593-19 and H11-0594-19

History

H11-0316-95

Internal alterations and replacement windows to match existing, all at rear. Approved on 08-06-95.

H11-1229-18

Tanking works to inside of property in kitchen, dining room and study to rectify long standing damp issues. Application Withdrawn.

H11-0593-19

Demolition of existing wooden garage, demolition and replacement of brick outbuilding and installation of 5 air bricks to external wall of existing dwelling. Approved on 22-10-19.

H11-0594-19

Demolition of existing wooden garage, demolition and replacement of brick outbuilding and installation of 5 air bricks to external wall of existing dwelling. Approved on 22-10-19.

Consultation Responses

Long Sutton Parish Council

No observations.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any negative impact proposed to the setting or character and significance of the heritage asset. This is because the proposed garage structure is of the same style as the extant shed which it would be adjacent to. The proposed structure is materially appropriate, being constructed using timber. The proposed structure is small in scale and because of its discreet location and design sympathy with extant garden buildings, should not bear an impact upon the heritage asset at all. Because of this neutral impact, this proposal is deemed to preserve the historic environment, in accordance with Section 16 of the National Planning Policy Framework (2021)

Residential Amenity

The Local Planning Authority does not consider there to be any impact upon the residential amenity

of any neighbouring or nearby residential properties. This is because the proposed structure is only single storey in nature and is small in scale, this means that there is no risk of overshadowing or overlooking presented. Furthermore, as it is proposed that this structure will be used for domestic storage, no risk of generation of frequent excessive noise is present.

Parking Provision

Whilst the proposed structure is listed as a garage, its opening is not wide enough for a conventional 4-wheeled vehicle, meaning its intended use is as storage for motorcycles and pushbikes as well as other ancillary garden tools and machinery. 34 market street already features extensive driveway space, which this application does not seek to impede, meaning that the parking provision available on site is not in any way altered by this proposal and is therefore deemed sufficient.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Sections 12 and 16 of the National Planning Policy Framework (2021) as well as Policies 1, 2, 3, 29, 36 and appendix 6 of the South East Lincolnshire Local Plan (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.