DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0068-19**	**Applicant:**	**Mrs N Brown**
Proposal:	Change of use of agricultural land to paddock including fencing and erection of three bay garage/car port with storage above within existing domestic curtilage		
Location:	The Lodge 18 Shivean Gate Moulton		
Terminal Date:	13th March 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 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for change of use of agricultural land to paddock including fencing and erection of three bay garage/car port with storage above within existing domestic curtilage at The Lodge, 18 Shivean Gate, Moulton. The garage proposal element is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a proposed two storey, detached garage / carport to the side of the existing property. Two garages and a carport will be sited at ground floor level with a storage area above. This storage area will be access by an external staircase to the side of the garage that faces toward the existing dwelling. Three velux windows will be installed on both pitched roof slopes to the front and rear of the building. The garage will measure 9 metres in width, 6 metres in depth, have a 2.1 metre eaves height and a 5.6 metre maximum apex height. The garage will be constructed from a 4 brick high course at the base with weatherboard cladding. The roof will be constructed from slate grey flat, with the external staircase constructed from larch timber.

The proposed paddock land runs to the north and west of the property and is 0.3 acres in size. The land is currently fallow. Native hedging will be planted along the boundary within the fenceline between the property and paddock land. A low level post and rail fence will enclose the paddock land. Permitted Development Rights will be removed for the paddock land in accordance with national policy.

The Historic Environment Officer has 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 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.