

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0464-20 **Applicant:** Mr M Warren
Proposal: Proposed Garage
Location: Westview Farm House Westview Farm Red Cow Drove
Terminal Date: 16th September 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
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

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 proposal is for a new freestanding 3-bay oak framed car/port/garage. The structure will be based on a low profile brick plinth with oak shiplap boarding to the exterior with dual pitch roof, tiled to match the main, listed structure on site.

Site Description

The site is on the grounds of a listed building, the Grade II listed Westview Farmhouse's Historic England Listing description describes the property as follows;

"Farmhouse, now store. c.1800. Red brick. Pantile roof with brick coped gables and gable stacks. 2 storeys, 3 bay front with central doorway with pilastered doorcase, bracketed open pediment, panelled reveal, blind fanlight and panelled door. Doorway flanked by single glazing bar sashes with 3 glazing bar sashes above, all with segmental heads and flush wedge lintels. Landell House is not included in this list."

The wider area is almost entirely characterised as being rural and agricultural in nature, there is some limited ribbon development along Red Cow Drove, but this is widely spread and doesn't impact upon the rural character of the site much at all.

History

H13-0738-10

Demolition of outbuilding, outhouse and dutch barn and proposed ground floor side extension, including alterations. Approved on 16-11-10.

H13-0176-11

Details of materials to be used for repairs to external walls and brickwork repair and re-pointing (Conditions 4 and 5 of H13-0739-10). Approved on 10-06-11

Consultation Responses

None received.

Planning Considerations

Heritage Impact

It is considered that the proposals will not present any significant risk to the quality and significance of the listing of the principal property on the site. This is because the proposals suggest using timber and matching tiles and brickwork - all traditional materials which must be considered to be sympathetic to the principal property.

In addition, the overall design of the structures is seen as acceptable and sympathetic to the principal property. The garage units are not oversized in relation to Westview Farmhouse and the traditional timber-frame design is period appropriate to the property. The open-fronted design of the garages is deemed to be a positive, as the inclusion of modern garage doors would have likely made the proposals awkward and out of place in its surroundings.

For the reasons listed above it is considered that the proposals conserve and enhance the qualities of the listing of the property and its immediate area as defined under Section 16 of the National Planning Policy Framework (2019)

Design and Layout

As listed above, the design of the proposal is considered appropriate to the setting, making use of sympathetic design touches such as a brick plinth and timber columns with timber framing and matching clay tiling. The Layout is considered to be appropriate to the proposed use of the proposal as a 3 car garage.

Parking Provision

The construction of garage units on the site will add to the already ample amount of space open for parking on the site, therefore this proposal helps the property to healthily surpass the requirements of Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019)

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1,2,3, 29, 36 and Appendix 6 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.