DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0879-18**	**Applicant:**	**Mr & Mrs P Bell**
Proposal:	Erection of garage/workshop and demolition of existing outbuildings		
Location:	Gainsborough Cottage 15 Church Street Pinchbeck		
Terminal Date:	8th November 2018		

Planning Policies

Local Plan July 2016:

SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places
Section 16. Conserving and enhancing the historic environment

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application for erection of garage/workshop and demolition of existing outbuildings at Gainsborough Cottage, 15 Church Street, Pinchbeck.

The site context is predominately residential. The application site is long linear rectangular and adjacent curtilages are alike. All of them form a defined residential frontage along eastern side of Church Street. The property is a bungalow flanked by two-storey detached garages. A wide range of types, designs, ages and appearances has been observed in the locality.

The site location is within defined settlement limits of Pinchbeck and the Conservation Area as per

both South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate otherwise against local and national planning policies, especially those related to conservation area.

A driveway goes along the northern site boundary with vehicular access on the edge of the highway. There is a low wooden farm gate. A nearly 2.5 metre high apex timber shed is approximately aligned with the main rear wall of the property and next to the fence northern site boundary. Two further outbuildings are also positioned close to the fence, one being a timber shed of little dimension and the other one a summer house for enjoyment.

The proposed development is mainly aimed to host two classic motor vehicles which would be in safer place than existing first shed on the driveway. The two sheds would be removed to accommodate the proposal and the summer house would remain.

The garage would measure approximately 3.78 metres wide, 9.22 metres deep and 2 metres high. Its scale, massing and bulking would be commensurate with the property and adjacent Olivet House, No.17 to north which is the second closest building.

The intended outbuilding would have a low pitched roof. Concrete walls and corrugate roof sheets were formerly proposed. In view of the SHDC Heritage Officer objection, the external materials have been amended. Derbyshire aggregate multi-spa chippings are proposed to garage walls and Sandtex Illus white masonry paint. The dwelling would be also painted with this colour, thus providing a matching appearance. The resulting appearance would be improved and in line with the preservation of the Conservation Area.

Having regard to the single-storey nature of the garage as well as nearly 2 metre high timber close board fence on side boundary lines, the development would not cause any unacceptable visual impact towards the residents of adjacent plots.

The proposed outbuilding would be in parallel with single-storey low pitched rear extension and conservatory in Olivet House. Although they are in close proximity each other, the scale of both developments is such that no overshadowing is anticipated.

SHDC Heritage Officer had objected the proposal although it has been withdrawn after assessing amendments. No other representations has been made.

In light of considerations above, the proposals are in accordance with Policy SG14 and SG17 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.