

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0586-20 **Applicant:** Mr T Woodhead
Proposal: Replace wooden shed with double garage
Location: 2 Water Gate Quadring Spalding
Terminal Date: 18th September 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

12 - Achieving well-designed places.

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application to replace a wooden shed with a double garage at 2 Water Gate, Quadring. The proposal seeks to provide a garage that is 5.94 metres in depth and 4.95 metres in width. The proposed eaves height is 2.08 metres with a maximum apex height of 2.90 metres. The walls will be constructed from precast concrete sections with a stone/ pebbledash finish to the back and side elevations and brick effect on the front elevation. The front and back and side facers and

barge boards are to be clad in brown upvc to match the front doors of the garage. The roof is to be a corrugated fibre cement sheet roof.

A 3.65 metre wide right of way leads to 4 Water Gate to the east beyond the proposed garage. The entirety of the footprint of the garage is within the ownership of the applicant.

SITE DESCRIPTION

The proposal site is within the defined settlement limits of Quadring. The surrounding area is characterised by buildings of varying ages and design. Crossroads Nurseries is sited beyond the rear boundary to the north, with 4 Water Gate to the east, Water Gate to the south and 111 Main Road to the west on the other side of the gravelled access to Crossroads Nurseries and the parking provision for 2 & 4 Water Gate.

HISTORY

None

CONSULTATION RESPONSES

SHDC - Councillor Walsh

No observations

Quadring Parish Council

No objections

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land entirely within the ownership of the applicant. The principle of development in this location is considered to be acceptable.

Parking provision

Parking provision is assessed under Appendix 6 of the SELLP. Properties with a maximum of three bedrooms are requested to have a minimum of two parking spaces. The proposed double garage accords with Appendix 6.

Impact of development

There is not considered to be a material impact on the right of way access to 4 Water Gate. Whilst the proposal is sited immediately adjacent to the right of way the garage is not considered to materially impact visibility or manoeuvrability of vehicles. The design and proposed material of construction are not considered to detrimentally impact the character of the surrounding area.

CONCLUSION

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 36 and Appendix 6 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.

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.