DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0976-18**	**Applicant:**	**Mrs L Mackenzie**
Proposal:	Erection of garden shed (retrospective)		
Location:	23 West Parade Spalding		
Terminal Date:	12th December 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

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a retrospective planning application for erection of garden shed at 23 West Parade, Spalding.

The area is purely residential. The site is long linear narrow replicating most of the curtilages along the road. The dwelling is two-storey detached and set back a few metres from the highway.

The site location is within the defined settlement limits under 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.

The timber shed is at the end of the rear garden. It has a lean-to roof. The measurements are approximately 12 metres in length, 3.60 metres in width and 3.4 metres in maximum height. The highest wall faces the southern boundary. There is half metre separation with southern side boundary and less than 2 metres with the western rear boundary. The external materials are characteristic of such type of development and would be sympathetic with the location.

Such dimensions and location would not certainly meet the requirements laid down in Class E, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The boundary lines on both sides are heavily screened by a mix of tall mature hedgerow and nearly 2 metre high timber post fence. No residential building is immediately adjacent to the site boundaries.

Having regard to the boundary treatment and surroundings, the shed would not cause any detrimental impact to the amenity of neighbours. The scale and bulking of the shed would be commensurate with the immediacy and no adverse effect would take place upon the visual amenity.

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.