DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1259-18**	**Applicant:**	**Mr C Pacca**
Proposal:	Detached garage with home office above		
Location:	3 River Bank Spalding		
Terminal Date:	15th February 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 15. Conserving and enhancing the natural environment

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application for detached garage with home office above at 3 River Bank, Spalding.

The site is located at the south part of the built-up area of Spalding. The site context is predominantly characterised by residential development off the River Welland. River Bank is a short lane running off the western bank of the River Welland. The application's property was recently built after the grant of permission for two bungalows under planning application ref. H16-0803-14. Although there is currently a car parking yard, planning permission was also granted for two-storey detached dwelling under planning application ref. H16-0638-15 in land adjacent to south.

The site location is within the settlement boundaries of Spalding as set out in the Inset Map 2 of South East Lincolnshire Local Plan. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The garage would measure approximately 6.17 metres in width, 7.85 metres in width and nearly 6 metres in maximum apex height. The eaves would be 2.65 metres high. Having regard to the scale of the site's property and the adjacent house approved to south, the proposed development would be commensurate with the existing built environment in terms of scale, massing and bulking.

The floor plans reveal that a garage and garden store would be on the ground floor level and a loft space would host a home office. In view of that, the purpose of the proposal would be ancillary to the applicant's dwelling, thus the intended outbuilding would be acceptable on these grounds.

A gable roof is proposed on top of the detached garage which would provide a traditional design which relates well with the gable and hip roof of the site's house and catslide roof of the approved dwelling to south. External materials would match those existing in the dwelling. In doing so, the development would reflect the character and appearance of the main building.

The proposed garage would be flanked by the southern elevation of the dwelling and the site boundary. It would be set at an angle with the footprint of the house and the building line along that side of the street. After following discussions with the SHDC Tree Conservation Officer, the intended outbuilding would be marginally set forward to the highway in comparison with the front elevation of the house and would exceed only 0.5 metres from the rear elevation line. In doing so, the garage is out of the radius of Root Protection Area for the mature ash tree. This tree is protected under Tree Preservation Order No. 41, 1990.

A timber close board fence ranging between 1 metre and 2 metres from the front to the rear is along the southern boundary. This mean of enclosure would mitigate the visual impact of the garage from land adjacent to south. A pair of roof lights would be opened on each roof slope. Should the adjacent two-storey house be built as extended in planning application ref. H16-0638-15, no overlooking would occur between the garage roof lights on the southern slope and the upper window on the northern side elevation of the approved house. The adjacent dwelling is fairly set back from the road further than the garage which would not make possible any loss of privacy between those windows.

No representation has been received.

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and 28 of South East Lincolnshire Local Plan and Section 12 and 15 of National Planning Policy Framework.

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