

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-0582-20 **Applicant:** Mr & Mrs Wykes
Proposal: Domestic workshop/domestic storage building
Location: 1 Pumping Station Cottages Station Road Tydd Gote
Terminal Date: 14th September 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed domestic workshop/domestic storage building at 1 Pumping Station Cottages, Station Road, Tydd Gote, Wisbech.

Site Description

The site is approximately 800 metres to the east of the built-up area of Tydd Gote. It is fairly spacious and immediately onto Station Road. Opposite the road, there is the grassed bank of North Level Main Drain and further to the south, the hamlet of Foul Anchor. A pumping station is roughly 175 metres on the road towards Tydd Gote.

The property is a two-storey semi-detached dwellinghouse. It benefits from a two-storey side extension which was approved in 2012 (see below). There is a vehicular access from the road and a gravelled driveway that runs to the west of the house. Further to the west, the domestic garden heavily obscured by mature and high trees and planting. A 'lean-to' conservatory is to the rear of the building.

History

H21-1069-12 - Extension to dwelling - Approved

Consultation Responses

North Level District IDB

No comment.

Planning Considerations

Principle of development

The site lies on land designated as countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of erecting an outbuilding that is of incidental enjoyment for the householders is acceptable.

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The key material considerations are addressed below.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed outbuilding will be nearly 6 metres wide, 8 metres long and 5.90 metres high. The eaves will be roughly 3.50 metres. Having regard to the dimensions of the house, the development will appear subservient with the host property in terms of scale, mass and bulk.

The outbuilding will be set back 4 metres from the property and 7.80 metres from the road. Taking into account its scale and height, the development will be appropriately sit on the site without entering into conflict with other outdoor spaces of the plot (driveway, garden).

Internally, the building will have two storeys. Most of the ground floor level will be used for workshop in addition to shower room and storage room to the rear. A staircase will serve access to the loft space which will be used for further storage.

The facilities, amount of internal floorspace and ceiling height (2.10 metres) might be sufficient to create permanent residential accommodation within the outbuilding. However, the intended purposes per each room are clearly shown on the proposed floor plans. When granting permission subject to these plans, no residential but incidental use to the main property will be only granted for the development.

Policy 4 of SELLP is concerned on flood risk management and states that new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

A soakaway will be installed in the garden approximately 5.80 metres to the west of the proposed outbuilding. Thus, the development accords with the policy provisions concerned on resilient design to flood risk and overall climate change effects.

Facing brickwork, roof tiles and rainwater goods are proposed matching the existing materials in the property. The openings will be made of natural treated timber which will provide a more rural character to the development in keeping with the wider location.

The western part of the residential site is heavily populated by trees, hedges and shrubs. In order to accommodate the proposal, four trees near the driveway will be removed and the hedge running to the rear of drive and house will be trimmed. None of the trees is considered of significant relevance as a nature environment asset.

In summary, the proposed development will be appropriate with the built environment in its setting in terms of scale and height. The purpose of the development will meet the functional needs of the current householders. The external appearance will be similar to that of the dwellinghouse. The design of the development incorporates the principles of sustainable flood management. For these reasons, the development will meet the criteria of the aforementioned policies on design and layout.

Residential amenity

The proposed development will be separated 4 metres from the house and aligned with it. Given the apex height will be fairly shorter than the gable pitch of the property, no overbearing nor overshadowing will be created upon the house occupiers.

A Juliette balcony will be opened on the loft space facing the west. The remainder of the garden to that direction is spacious and no other dwelling is adjacent to the plot on that side. No overlooking effect therefore will occur.

The other nearest residents are the occupiers of the semi-detached property No. 2. As they are further away to the east, the development will not create any harm upon their amenity standards in light of the proposed features for the outbuilding.

Accordingly, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

Appendix 6 of SELLP 2019 sets out the minimum requirements for parking provision upon the use class of the building. 3 spaces should be provided within the curtilage of dwellings with 4 or more bedrooms. Having reviewed the approved plans of the two-storey side extension, it is known that the total number of bedrooms is at least 4.

The resulting drive area after carrying out the proposed outbuilding will be approximately 8.85 metres wide and 7.85 metres long which is sufficient to park 3 cars. Therefore, the development accords with Appendix 6 and sufficient car parking is ensured.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Sections 12 and 14 of the National Planning Policy Framework (NPPF), 2019.

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

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.