

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-0655-19 **Applicant:** Mr Brian Groves

Proposal: Erection of detached garage for cars and large motorhome and garden equipment

Location: The Bayes Parsonage Lane Sutton St James

Terminal Date: 23rd October 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for the erection of detached garage for cars and large motorhome and garden equipment at The Bayes, Parsonage Lane, Tydd St. Mary, Spalding.

Site Description

The site is part of a small cluster of properties accessed by Parsonage Lane which is a countryside narrow lane. The wider location is characterised by open fields. The site is approximately 700 metres due west from the village of Tydd St. Mary.

Parsonage Farm is adjacent to the north of the application site. It hosts a farmhouse with a large agricultural yard and ancillary development. The Bayes is fairly set back from the highway. There is a verge to the front site boundary. The residential property is a large bungalow with habitable dormer space. At least 3 metre mature planting in the form of a hedgerow split the site between the residential plot and the remainder of the land to the rear which is vacant and overgrown. A driveway in gravel runs to the northern side elevation of the house and provides access to the rear part of the site.

History

H21-1163-08 - Proposed extension and internal alterations - Approved

H21-0286-10 - Proposed ground floor extension and alterations to roof to include additional accommodation - Approved

Consultation Responses

North Level District IDB

No objection.

Planning Considerations

Design and layout

The proposed detached garage would measure approximately 17 metres in width, 18 metres in depth and 6.5 metres in apex height. The eaves would be 5 metre high and 3.5 metre high on the northern and southern elevation respectively.

Despite being of considerable scale for a domestic garage, the development would sit well within the site. The intended outbuilding would not excessively differ from the main property with regards to the height. Overall, the proposed development would be commensurate with the host property and existing site layout in terms of scale, mass and bulk.

The difference between eave heights is due to the saltbox roof on top of the structure. Such roof style is traditional of countryside locations so that it would match with the rural setting of the development. The external walls would be grey which would contrast with the dark green roof cladding. Windows would be brown UPVC and the door would be made of brown wood. Overall, the appearance is considered to be acceptable in relation with the house and the surroundings.

Impact upon residential amenity

The outbuilding would be located approximately 10 metres from the rear of the house and 2 metres from both the northern (side) and western (rear) boundaries. It would be positioned with the main access door facing The Bayes and the highway.

At least 3 metre mature hedgerow extends across the full width of the site to the rear of the house. A row of considerably higher trees continues in adjacent land to north. Further mature tall hedgerow is to the southern boundary of Parsonage Farm. Given such boundary treatment, it is not anticipated there would be any detrimental visual impact to the residents of the Bayes and Parsonage Farm or adverse impact in terms of overlooking, loss of light or being overbearing in nature.

Impact upon the local character of the area

The wider area is characterised by open fields. There would be views to the garage especially at a longer distances from south-west, west and north-west. It is however concluded that the erection of the development as hereby submitted would not create any unacceptable harm upon the local character of the area. The bulk is not excessive, the site is screened from other angles, and at such

distances as mentioned the building is not prominent and dramatically disruptive to the open views. In addition to that, the open landscape has no historical significance.

Conclusion

Taking into consideration the mentioned above, the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (2019) as well as Section 12 of the National Planning Policy Framework (2019).

It is therefore 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.