

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0170-19 **Applicant:** Mr C Ward
Proposal: Oak framed garage and carport
Location: The Hollies Millgate Whaplode
Terminal Date: 12th May 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 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder application for an oak framed garage and carport at The Hollies, Millgate, Whaplode. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design, with linear development beyond an arable field to the south.

The proposal seeks to provide a garage and carport that is 6 metres in width and 5.8 metres in depth. The building will be constructed from an exposed oak frame with concrete pan tiles, a 225mm high red brickwork dwarf wall, 200mm weatherboard (light oak colour) and softwood (light oak colour) garage doors. The eaves height will be 2.1 metres and the maximum apex height is 3.97 metres.

Whaplode Parish Council

Supports the proposal.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area.

In light of the above considerations 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.

A delegated approval is considered to be appropriate.