DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0532-19**	**Applicant:**	**Mr & Mrs R Gratton**
Proposal:	Proposed agricultural shed		
Location:	Fordfield House 51 Cobgate Whaplode		
Terminal Date:	18th July 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	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for proposed agricultural shed at the curtilage of Fordfield House, 51 Cobgate, Whaplode, Spalding. The purpose of the development is to store agricultural equipment.

Site Description

The site location is within the built-up area of Whaplode. The area is mainly characterised by residential development. However, haulage and storage for a family business are sited at the rear of the application site. The premises of former bird business were located in adjacent land to the east although outline permission was granted for a scheme of 9 no. dwellings under planning application ref. H23-1145-16. An amendment has been recently approved.

Fordfield House is the applicant's residential property. It is fairly set back from the road with means of enclosure to provide a sense of residential place. There is a site access off the western side elevation that leads to a long yard which accommodates agricultural equipment, haulage and storage sheds. Paddock land bounded the yard further to the south and east.

History

None

Consultation Responses

Whaplode Parish Council

Supports

LCC as Highways and Local Lead Flood Authority

No objection

Planning Considerations

Principle of development

The site location is within the settlement boundaries of Whaplode as set out in the Inset Map 27 of South East Lincolnshire Local Plan, 2019. 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.

Layout and design

The outbuilding would measure nearly 10 metres in width, 19 metres in depth and 6.25 in apex height. The eaves would be 5 metre high. Having regard to the scale of Ford field House and neighbouring buildings, the proposed development would be commensurate in terms of scale, massing and bulk.

The agricultural shed would be positioned along the eastern site boundary within a distance of 3 metres. It would be located approximately 19 metres from the residential property. The development would sit well on the spacious rear yard.

A 4.5 x 4.5m roller shutter door on the northern elevation would be the only opening of the shed. A low pitched roof would be on top of the building. Moorland Green colour metal sheeting would be on the walls. The resulting appearance would be characteristic of such type of agricultural development and it is deemed that would not cause any detrimental impact upon the visual amenity of the vicinity.

Impact upon residential amenity

As mentioned above, the proposed shed would be sufficiently separated to not impact the amenity of residents of the main property.

With regards to the adjacent houses, the property No. 47 is to the east of Fordfield House following the residential frontage onto Cobgate. Any impact of the outbuilding to the residents living at No. 47 is negligible. No residential building is in close proximity to the proposed shed.

There is a 2 metre high timber closeboard fence and 4 metre high mature conifers on the eastern boundary that would totally obscure views from the east and north-east to the shed. Taking into consideration the indicate layout of the outline permission for 9 no. dwellings on adjacent land to the east, the shed would back onto a spacious rear garden of one of the dwelling. No harm upon the amenity of this house occupiers is anticipated should the proposed residential scheme was carried

out as approved.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this 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.