

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1067-18 **Applicant:** Mr & Mrs M Bannister
Proposal: Proposed garage and store room
Location: Field Farm Spalding Gate Whaplode
Terminal Date: 14th December 2018

Planning Policies

Local Plan July 2016:

SG1 General Sustainable Development
SG4 Development in the Countryside
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

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 a garage and store room at Field Farm, Spalding Gate, Whaplode. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a triple garage with a store room and water closet to the east side of the building. Brick and tile is to match that of the existing dwelling and will be conditioned as such. The building is 8.22 metres in depth and 17.3 metres in length, with a 2.56 metre eaves height and a 5.3 metre maximum height.

Given the size and location of the proposal, a condition will be added that it cannot be used for the

purposes of an annexe or as an independent living unit.

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.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.