

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1135-18 **Applicant:** Mr Aaron Shepherd
Proposal: Proposed timber garage in front driveway
Location: Con-Amore Cranesgate South Whaplode St Catherine
Terminal Date: 7th January 2019

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
SG20	Extensions and Alterations to Existing Buildings

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 an application for a proposed timber garage in the front driveway at Con-Amore, Cranesgate South, Whaplode St Catherine. The proposal is within the proposed defined settlement limits of Whaplode St Catherine under the draft South East Lincolnshire Local Plan. The surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a timber garage that is 3.226 metres in width and 4.876 metres in length, with a 2.4 metre eaves height and a 2.8 metre overall height.

The are no other frontage curtilage buildings in the vicinity. Whilst the proposal constitutes a

precedent the frontage of the site is well shielded by a 2.5 metre height to on the front and side boundary.

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, SG17 and SG20 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.