

Development Management Delegated Decision Report

B/20/0322



SUMMARY OF APPLICATION

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| Application Reference | B/20/0322 | | |
| Application Type | Full Planning Permission | | |
| Proposal | Erection of detached double garage | | |
| Location | Coronation House, Clover Lane, Wigtoft, Boston, PE20 2NU | | |
| Applicant | Mr Tim North | | |
| Agent | Mr Arthur Barton | | |
| Received Date: | 01-Sep-2020 | Consultation Expiry Date: | 29-Sep-2020 |
| Valid Date: | 01-Sep-2020 | Statutory Expiry Date: | 27-Oct-2020 |
| Date of Site Visit: | 08-Sep-2020 | Extension of Time Date: | N/A |
| Objections received? | No | | |
| 5 day notification record: | Not applicable. | | |
| Councillors notified | Date | Response received – date | Ok to continue |
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| Recommendation | GRANT Full Planning Permission | | |
| Report by: | Grant Fixter | | |
| Date: | 09/10/2020 | | |

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises the curtilage of a detached dwelling which is located north of the A17 off Clover Lane, Wigtoft. The site is effectively screened by a high volume of established planting and there is no residential development immediately adjacent to the site, as the site is essentially surrounded by agricultural land.

DETAILS OF PROPOSAL:

This proposal is for the erection of a detached double garage within the curtilage of the existing dwelling. The garage is to be located close to the existing vehicular access, measuring 6.1 metres by 7 metres and 2.5 metres to the eaves and 4.4 metres to the ridge.

The application has been duly considered against the following plan:

- TN/1 - Block Plan, Layout Plan, Elevations and Sections.

RELEVANT HISTORY:

There is no relevant planning history.



RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The following policies contained within the **South East Lincolnshire Local Plan (2011-2036)** (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management;
- Policy 3: Design of New Development; and,
- Policy 4: Approach to Flood Risk.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

At the heart of the **National Planning Policy Framework (2019)** is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change

CONSULTATION RESPONSES:

Welland and Deepings Internal Drainage Board

- Did not comment.

Wigtoft Parish Council

- Had no comments to make.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regard to this application are set out below:

- Impact on the character and appearance of the area;
- Effect on amenity; and,
- Flood risk.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposal is for the erection of a detached double garage within the curtilage of the existing dwelling. The site is effectively screened and it is considered the proposed garage is an appropriate size, scale and massing in relation to the existing dwelling. The proposal would be slightly visible from the street scene but due to the isolated nature of the site it would not harm the visual amenity of the area.

The roofing will consist of red tiles and the brickwork will match the existing dwelling, with the personnel door comprising White PVC-U and the roller shutter door being white steel.

The character of the area will not be adversely affected by the proposal which will complement the original design of the existing house. The proposal, therefore, complies with SELLP Policies 2 and 3.

Effect on amenity

SELLP Policy 2 and 3 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

The proposal is for a garage within the curtilage of an existing dwelling with no residential development immediately surrounding the site.

The development as proposed will not be significantly detrimental to neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to the adjacent properties. Highway safety will not be significantly affected.

The proposed garage, therefore, satisfies SELLP Policies 2 and 3 in respect of the effect on residential amenity.

Flood risk

Policy 4 of the SELLP state a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding, the proposed works are essential infrastructure, and appropriate flood mitigation measures have been put in place. Development within all flood zones (and development larger than 1 hectare in Flood Zone 1) will need to demonstrate that surface water from the development can be managed whilst not increasing the risk of flooding to third parties.

The application site is located within Flood Zone 3, however, it is considered the works would not increase the flood risk in the area or have an adverse effect on surface water.

CONCLUSION:

The proposal is for a detached double garage and there will be no adverse impact on the amenity or character of the area and is, therefore, deemed acceptable.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

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| CONDITIONS / REASONS | |
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| Pre-commencement conditions? | | Agreed with applicant/agent - Date: | |
| <p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p> | | | |
| <p>The development hereby permitted shall be carried out in strict accordance with the application received on 01/09/2020 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • Flood Risk Assessment; • Site Location Plan; • TN/1 - Block Plan, Layout Plan, Elevations and Sections. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).</p> | | | |

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| <p>INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE</p> |
| <p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p> |
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