

Development Management Delegated Decision Report

B/21/0258



SUMMARY OF APPLICATION

Application Reference	B/21/0258		
Application Type	Full Planning Permission		
Proposal	Erection of a detached garage		
Location	38 Hillcrest, Tarry Hill, Swineshead, Boston, PE20 3LW		
Applicant	Alan Leighton		
Agent	Scorer Hawkins Architects Ltd		
Received Date:	03-Jun-2021	Consultation Expiry Date:	29-Jun-2021
Valid Date:	03-Jun-2021	Statutory Expiry Date:	29-Jul-2021
Date of Site Visit:	01-Jul-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record:	N/A		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	15/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a detached bungalow set on the plot in a position with the side elevation facing Station Road. The application site is located in a predominantly residential location within the settlement of Swineshead.

Vehicular access to the host property is taken from a shared driveway leading from Station Road to the west of the application site.

DETAILS OF PROPOSAL:

It is proposed to erect a detached single garage in the southern corner of the application site. The application form states that new access is not proposed to or from the public highway and the justification statement confirms that the garage is to be used as storage.

It will be constructed of painted render walls with concrete tiles and a polyester powder coated garage roller door.

RELEVANT HISTORY:



There is no relevant history on this site.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

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; and
- Policy 3: Design of New Development.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making; and
- Section 12: Achieving well-designed places.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged it is considered that the proposal would not result in an unacceptable impact on highway safety. Therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Swineshead Parish Council have no objections to this application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key planning issues in the determination of this application are:

- Design of the proposal and character of the area; and
- Impact on residential amenity.

Design of the proposal and character of the area

Policy 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area. Policy 3 states that all developments 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 a detached garage within the curtilage of the existing dwelling, the garage is for storage purposes only therefore new access is not required as part of this application.

The garage is to be finished in white painted render, which is common finish in this area, interlocking concrete tiles which will match the existing bungalow and a white powder coated garage roller door. The garage will be set back approximately 9m from the public highway and set behind the boundary hedging. Given the garden is lower than the street level (Station Road) the garage would nestle between the existing property and neighbouring property without resulting in a significant addition to the heights in the street.

To conclude it is considered that this proposal will not adversely affect the character of the area and is therefore in accordance with SELLP policies 2 and 3.

Impact on residential amenity

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

Paragraph 130 of the NPPF (2021) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application site is in a predominantly residential area and is located on a part of Tarry Hill that shares a driveway with four other bungalows.

The proposed garage does not include windows in any elevation, with just a roller garage door in the northern elevation. There is a good amount of separation that exists between properties and gardens.

Therefore it will not be significantly detrimental to neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to the adjacent properties.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

CONCLUSION:

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2 and 3 of the SELLP and Sections 4 and 12 of the NPPF.

RECOMMENDATION:

GRANT planning permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<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>

2	<p>The development hereby permitted shall be carried out in strict accordance with the application received 7 June 2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • 2257-PP01 Proposed Block Plan & Existing Site Plan • 2257-PP03 Proposed Floor Plan • 2257-PP04 Proposed Section and North Elevation • 2257-PP05 Proposed West and South Elevations • Design & Access Justification Statement (Project – 2257/0001 dated 2 June 2021) <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<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>	