

Officer's Report

Planning Application No: 140242

PROPOSAL: Planning application for removal of prefabricated double garage and construction of double garage with additional habitable space/games room above.

LOCATION: 12 Ulster Road Gainsborough Lincolnshire DN21 2QX

WARD: Gainsborough North

WARD MEMBER(S): Cllr M Boles, Cllr K Panter and Cllr J Snee

APPLICANT NAME: Mr M Clarkson and Miss C Mountcastle

TARGET DECISION DATE: 30/12/2019

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Vicky Maplethorpe

RECOMMENDED DECISION: Grant permission

Description:

The application site comprises a detached house with detached double garage located within Gainsborough.

The site slopes up from the road to the rear of the site.

The site is surrounded by residential dwellings with a railway line directly to the rear.

The application seeks to replace the existing double garage with a new brick and tile double garage with games room in the roof space.

The application is presented to committee as the applicant is an employee of the Council.

Relevant history:

None

Representations:

Chairman/Ward member(s):	None received
Parish/Town Council/Meeting:	'Members had NO OBJECTIONS to the application, but would suggest asbestos is checked for and dealt with in the appropriate manner.'
Local residents:	None received
LCC Highways:	No objections
Archaeology:	No objections
IDOX:	Checked 10/1/20

Relevant Planning Policies:

National guidance	National Planning Policy Framework
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	https://www.gov.uk/guidance/national-planning-policy-framework Planning Practice Guidance https://www.gov.uk/government/collections/planning-practice-guidance
Local Guidance	Central Lincolnshire Local Plan 2012-2036 (CLLP); Policy LP1: A Presumption in Favour of Sustainable Development Policy LP17: Landscape, Townscape and Views Policy LP26: Design and Amenity https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/
Neighbourhood Plan:	Gainsborough has a Draft Neighbourhood Plan

POLICY LP26 – Design and Amenity

Is the proposal well designed in relation to its siting, height, scale, massing and form?

Amended plans were submitted during the consideration of this application following concerns raised by the planning officer over the size and scale of the proposed garage. This resulted in a reduction in the overall massing and achieved a better design and in this respect accords with this element of policy LP26 of the CLLP.

Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?

Yes. The garage is to be built in materials and style that is in keeping with the area.

Does the proposal harm any important local views into, out of or through the site?

No the proposal does not harm any important views in this general housing area.

Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?

Yes. The proposed materials are to match the existing dwelling.

Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?

No. Due to the location and positioning of windows there will be no direct overlooking of neighbouring properties and due to the size, scale and location of the proposed garage it will not result in material overshadowing or over dominance.

Does the proposal adversely impact any existing natural or historic features?

No.

Other considerations:

Does the proposal enable an adequate amount of private garden space to remain?

Yes a large rear garden will remain.

Does the proposal enable an adequate level of off street parking to remain?

Yes, parking for several vehicles will remain on site.

The Parish Council request that any asbestos is dealt with in an appropriate manner. The removal of asbestos is not controlled through the planning process and is dealt with under other legislation.

Conclusion and reasons for decision:

The proposal has been assessed against Central Lincolnshire Local Plan Policies LP1, LP17 and LP26 as well as all other material considerations, including guidance within the National Planning Policy Framework. As a result of the assessment it is considered that the proposed garage is acceptable in design and amenity terms and highways safety.

Recommended conditions:

Conditions which apply or require matters to be agreed before the development commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with drawing A-101 Rev P1 dated July 2019. The works shall be carried out in accordance with the details shown on the approved plan and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policies LP1, LP17 and LP26 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.