

# Officer's Report

## Planning Application No: 141726

**PROPOSAL:** Planning application for removal of prefabricated double garage and construction of double garage with additional habitable space/games room above - resubmission of previously approved permission 140242

**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:** 03/12/2020

**DEVELOPMENT TYPE:** Householder Development

**CASE OFFICER:** Vicky Maplethorpe

**RECOMMENDED DECISION:** Refuse 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:

140242 - Planning application for removal of prefabricated double garage and construction of double garage with additional habitable space/games room above, GC, 6/2/20.

### Representations:

Chairman/Ward member(s):	None received
Parish/Town Council/Meeting:	No objections
Local residents:	3 letters of support received from 10, 11 and 14 Ulster Road.
LCC Highways/Lead Local Flood Authority:	No objections

Archaeology:	None received
Network Rail:	No objections
IDOX:	Checked 20/11/20

<b>Relevant Planning Policies:</b>	
National guidance	<p>National Planning Policy Framework  <a href="https://www.gov.uk/guidance/national-planning-policy-framework">https://www.gov.uk/guidance/national-planning-policy-framework</a></p> <p>Planning Practice Guidance  <a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a></p>
Local Guidance	<p>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  <a href="https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/">https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/</a></p>
Neighbourhood Plan:	<p>Gainsborough Town Neighbourhood Plan</p> <p>Gainsborough Town Council has formally submitted its Neighbourhood Plan and supporting documents for consideration as part of the Neighbourhood Plan Regulations 2012 (as amended).  <a href="https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/gainsborough-town-neighbourhood-plan/">https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/gainsborough-town-neighbourhood-plan/</a></p>

<b>POLICY LP26 – Design and Amenity</b>
<p>Is the proposal well designed in relation to its siting, height, scale, massing and form?</p> <p>The proposed garage measures 7m wide by 10m long and has a ridge height of 6.4m and eaves height of 3.3m.</p> <p>Earlier this year committee approved a garage on site measuring 5.7m to ridge and 3.1m to eaves, planning reference, 140242. The size of the garage was subject to negotiations between the planning officer and agent in order to reduce its size. The approved plans were considered to be a better design than this proposal and would result in a less visually obtrusive structure in the street scene.</p> <p>The current application seeks permission for a larger garage than that approved under application 140242. It is considered that the 0.7m increase in ridge height and 0.2m increase in eaves height above that already approved on the site results in an over dominant feature within this residential area.</p>

Due to its size, scale and massing the proposed garage will be visually obtrusive and does not relate well to its surroundings or to the host dwelling. This will result in harm to the street scene contrary to the NPPF and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

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

It is appreciated that the garage is set back 16m from the road, however due to its size, scale, design and massing it will still be a prominent feature within the street scene.

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

No.

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.

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

Yes.

**Good Design**

The National Planning Policy Framework in Chapter 12 – Achieving Well Designed places states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. In paragraph 130 it goes on to state ‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.’ In this instance, the proposals would create a discordant design in the landscape which would detract from the design of the host dwelling and the street scene contrary to the NPPF and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

**Conclusion and reasons for decision:**

The decision has been considered against policies LP17: Landscape, Townscape and Views and LP26: Design and Amenity of the adopted Central Lincolnshire Local

Plan, and guidance contained within the National Planning Policy Framework. In light of this assessment it is considered that due to its size, scale, design and massing the proposed garage will be visually intrusive. It will have a negative impact on the host dwelling and detract from the character and appearance of the street scene.

**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.