DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H03-0290-22**	**Applicant:**	**Mr J Wyers**
Proposal:	Proposed car ports & workshop		
Location:	East Reach Farm Main Road Hop Pole		
Terminal Date:	27th May 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
30	Pollution

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a change of use application to an agricultural building at East Reach Farm, Main Road, Deeping St Nicholas. The outbuilding will contain two car ports and a workshop. The workshop is

proposed for residential use only.

Proposed external materials for the converted outbuilding are timber framed walling throughout clad in Larch or Green Oak boarding. Roof finish from Norfolk style clay pantiles as supplied by Weinerberger and type Weinerberger NEO Red Clay Pantile. Garage doors will be constructed from vertical Oak Boarding from 200mm x 20mm boards and tongued and grooved jointed. To facilitate the carport element, part of the frontage will be extended by 0.75 metres. The new dimensions of the building will measure 5.365 metres in depth, 11.18 metres in width, and have a ridge height of 3.9 metres. The number of proposed parking spaces for the workshop will be increased from 2 to 4. The carport will serve the converted barn to the north of the building approved under reference H03-1182-21.

SITE DESCRIPTION

The proposal site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and designs. Agricultural buildings are located to the north-west, a bungalow named Fen Fields to the north-east, Main Road with Glanford House and arable fields to the south-east and the host dwelling East Reach House to the south-west. The site is in Environment Agency Flood Zone 2 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H03-1182-21 - Barns to the north

Prior Approval - Conversion of barns to form 2 dwellings - Approved - 12 January 2022.

H03-0353-22 - Betterment dwelling at northernmost barn

Full - Proposed 4 bed detached dwelling - Currently undecided.

H03-0452-22 - Barns to the north

Condition Compliance - Details of landscaping, boundary treatments, proposed means of foul & surface water disposal and ecological biodiversity measures (Conditions 3, 4, 7 & 9 of H03-1182-21) - Currently undecided.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections.

SHDC - Environmental Protection

No objections.

Deeping St Nicholas Parish Council

Support

PLANNING CONSIDERATIONS

Principle of development

The agricultural barn is already on site and is immediately adjacent other barns that have been granted prior approval for residential conversion under H03-1182-21. Additionally, there are existing dwellings at East Reach House and Fen Fields either side of the site. The principle of development for change of use of the building in this location in considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size and scale and layout of the amended barn building is considered to acceptable in this location as the only area that is being extended is the frontage area of the car port. No trees are to be removed to facilitate this proposal. The proposed amended design is considered to improve the character and appearance of the area.

2. The proposed amended design is considered to improve the character and appearance of the area. The orientation of the carport / workshop best serves the amenity of the converted barn immediately to the north.

3. Proposed external materials for the converted outbuilding are timber framed walling throughout clad in Larch or Green Oak boarding. Roof finish from Norfolk style clay pantiles as supplied by Weinerberger and type Weinerberger NEO Red Clay Pantile. Garage doors will be constructed from vertical Oak Boarding from 200mm x 20mm boards and tongued and grooved jointed. The proposed materials of construction are considered to be appropriate for the site.

4. The existing access is not being altered and the proposal affords 4 off road parking spaces. This is above the minimum amount requested for a dwelling under Appendix 6 of the SELLP.

5. The capacity of existing community services and infrastructure is not materially impacted by this proposal.

6. There is not considered to be a material impact from noise, odour or disturbance from the proposal. With regard to visual intrusion there are no windows facing neighbouring dwellings and the height of the building is not being increased. There is not considered to be an overdevelopment, overshadowing or overlooking impact.

7. The site is in Environment Agency Flood Zone 2 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. As the footprint of the building is not being materially increased, additional surface water drainage measures are not considered necessary.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not considered to be impacted by this proposal. The size and scale and layout of the amended barn building is considered to acceptable in this location as the only area that is being extended is the frontage area of the car port. No trees are to be removed to facilitate this proposal. The proposed amended design is considered to improve the character and appearance of the area.

5. Adequate space remains for bin and cycle storage for the adjacent dwelling. The existing access is not being altered and the proposal affords 4 off road parking spaces. This is above the minimum amount requested for a dwelling under Appendix 6 of the SELLP.

11. There is not considered to be a material impact from noise, odour or disturbance from the proposal. With regard to visual intrusion there are no windows facing neighbouring dwellings and the height of the building is not being increased. There is not considered to be an overdevelopment, overshadowing or overlooking impact.

12. The site is in Environment Agency Flood Zone 2 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. As the footprint of the building is not being materially increased, additional surface water drainage measures are not considered necessary.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that the proposed conversion and minor alterations to an existing agricultural barn to provide a workshop and two carports is considered to be appropriate for the site and does not materially impact the character or amenity of the surrounding area. This application is considered to

accord with Policies 1, 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.