DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-0253-20**	**Applicant:**	**Mr & Mrs M Fairchild**
Proposal:	Kitchen extension and alterations, alterations to flat roof over utility and proposed garage, storage and workshop building		
Location:	Former Bull Inn Public House Old Main Road Fleet Hargate		
Terminal Date:	4th September 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12, 15 and 16 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the creation of a rear extension, a garage/workshop block and additionally, for alterations to 2 elements of the roof pitch in order to allow the installation of roof windows.

The proposed extension is to be (D) 3.202m x (W) 5.85m in dimension, and will project from both the existing kitchen and the dining room and will feature white powder coated aluminium frame bi-fold doors and a flat, parapet roof, matching the design of the existing historic utility room extension, also on the rear elevation of the property. The extension will be constructed using red facing brick.

The proposed garage block is a plain rectangle in top-down layout and will be of (W)25.7m x (D) 7.0m dimensions. The block will feature 3 white, powder coated aluminium roller shutter doors to create 3 garage spaces/rooms. The proposed structure will feature a brick plinth, and off-white render above, with a dual pitch roof, tiled with slate.

Site Description

The proposal site is a Grade II listed former public house which has now been unoccupied and out of use as a Public House for several years. The site is also within the Fleet Hargate Conservation Area (FHCA) and is perhaps one of the most imposing and contributive structures within that conservation area. The Historic England listing description reads as follows;

"Public house. C17 with C18 and early C19 extensions and C20 alterations. Brick, mostly stuccoed and painted, with C20 tile roof and brick ridge stack. 2 storeys. 3-window range of 8/8 sash and 2 paired 6/6/sashes over 4 similar windows to ground floor. Brick doorcase to right. Single-storey section to left end. INTERIOR. Spine beams with quadrant chamfer and ogee stops. Two 1st floor rooms with C18 panelling, and C18 staircase with turned balusters. Some 2-panel doors. Part of the 2nd large stack remains to centre left although flue truncated by roof. An historic inn which although altered retains original interior features."

The building is not in a state of disrepair but does show signs of extended non-occupancy and if allowed to be unoccupied for much longer, this will likely lead to significant deterioration, progressive damage and subsequently, loss of aesthetic value.

Fleet Hargate is a relatively well preserved and Historic Conservation Area and as such, the immediate area is largely characterised by residential properties, but mostly of Georgian, Victorian and early C20th design, with the notable exception being the modern residential development to the rear of the proposal site.

History

H05-0188-87

Advertisement signboard on posts. Refused on 28-04-87

H05-0515-94

Demolition of the Bull Public House and erection of 16 dwellings including details of siting. Application withdrawn on 26-01-95.

H05-0812-94

Demolish public house and all outbuildings. Application withdrawn on 26-01-95.

H05-0204-95

Amended access and car park to existing public house. Approved on 13-10-95.

H05-0444-17

Change of use of former public house to single dwelling, including internal alterations. Approved on 06-07-17

H05-0445-17

Proposed internal alterations. Approved on 06-07-17

Consultation Responses

Trees and Nature Conservation Officer

The Trees and Nature Conservation Officer (TNCO) has been consulted upon the amended plans (plans amended to include tree root protection area and also reduce the scale of the Garage/workshop block) and has concluded that the amended plans exist in a high level of sympathy with the existing trees on the site. However, the TNCO has requested a number of conditions be applied to any planning approval, those being the following;

- That all trees should be protected to British Standard 5837:2012.
- A 'No Dig' methodology should be employed throughout the installation of any new areas of hardstanding.
-Cement washings must not be deposited and no equipment should be stored beneath the canopies/ Root Protection Areas of trees, nor fires lit beneath trees.
-The soil levels should not be altered around the base of trees.
-Service trenches should not be constructed under the canopies/ Root Protection Areas of trees.
-A Tree Works Application must be made to carry out works to trees which are the subject of a Tree Preservation Order, similarly a Conservation Area Notification must be made for works to those trees which are not the subject of an Order but are within a Conservation Area. All tree works to be carried out to British Standard 3998 2010.

Lincolnshire County Council as Lead Local Highways and Flood Authority

No objections.

Planning Considerations

Heritage Impact

The Local Planning Authority considers that this proposal will not damage or in any way harm the character or aesthetic value and significance of the Designated Heritage Asset or its historic surroundings, both designated or non-designated. This is because the proposals included within this application are both fairly minimal, with little impact, and also employ a high level of design sympathy and quality.

The proposed rear extension utilises a bare brickwork construction, matching the mix of bare brickwork and white render found across the original property and furthermore, in an attempt to match the existing utility room extension, the proposal includes a flat, parapet roof. As the proposal makes use of matching design and material it is found to have a complimentary, although not enhancing effect upon the property.

The proposed garage/workshop block is, admittedly quite large however, much like the rear extension uses a high level of design sympathy with brick plinth, white render and slate tile roof, all of which mimic that found on the main property. For this reason, it should blend well with its setting and should not have an impact upon the value of the main, listed property at all.

Furthermore, it must be considered that this site is beginning to show signs of stress induced by extended non-occupancy and this application seeks to put forth proposals which will allow a prospective resident to bring this property back into regular residential use, thus preventing further deterioration, and does so in a manner which is sympathetic to the site.

For the reasons listed above, it is determined that this proposal helps to enhance the historic environment by bringing into regular residential use an abandoned listed structure, preventing further decay in condition which could eventually have led to a wider degradation of this portion of the Conservation area. Furthermore, it is found that the proposals included are to be sympathetic to the character of the host property and, by extension, the wider setting.

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals, this is

because, as laid out above, the design is considered to be appropriate to the host property and the wider setting. Furthermore, the layout is considered to be appropriate for the proposals's uses as a kitchen/dining room extension and workshop/garage block.

Residential Amenity

The Local Planning Authority considers there to be no risk to the residential amenity of any neighbouring properties presented by this application. This is the case because the proposed new structure and building are single storey in nature and feature no windows which have a vantage over any nearby property, they can not be considered to have any overshadowing or overlooking risk associated with them. The proposed new roof lights are set to be positioned above 1.7m of the interior floor height meaning they cannot be considered to present an overlooking risk, furthermore, the proposed roof lights are rear facing and the space between the rear elevation and the nearest neighbouring property is significant and screened by both trees (protected via the FHCA) and the sizeable existing boundary wall, further diminishing the risk of overlooking.

Tree Conservation

The Trees and Nature Conservation Officer has been consulted and found that the proposed works pose little threat to the trees featured on the site, subject to conditions.

Parking Provision

The site already possesses a large, gated hardstanding area to the rear with more than ample provision for parking in accordance with the standards put forth in Appendix 6 of the South East Lincolnshire Local Plan (2019). This application seeks to improve this provision by adding a garage with space for up to 3 more vehicles. Therefore, this application seeks only to improve the parking provision on site and therefore, is not considered to be in contravention of either Policy 36 or Appendix 6 of the South East Lincolnshire Local Plan (2019).

Conclusion

For the reasons listed above, it is determined that this application is in accordance with policies 1, 2, 3, 28, 29, 32 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 12, 15 and 16 of the National Planning Policy Framework (2019).

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.n the considerations set out in this report.