

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H06-0836-19	Applicant:	Mr D Waters
Proposal:	Change of use from an agricultural barn to a dwelling (retrospective)		
Location:	Clarks Hill Farm Cockbourn Fen Dike Clarks Hill, Gedney Fen		
Terminal Date:	1st November 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
23	The Reuse of Buildings in the Countryside for Residential Use
28	The Natural Environment
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 6, 12, 14, 16

Representations:

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

OTHER STATUTORY BODIES	0	0	0	1
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CASE OFFICER ASSESSMENT

Proposal

Retrospective planning permission is sought to convert an agricultural building to a residential dwelling.

Site Description

The site is located in open countryside on the northern side of Cockbourn Fen Dike. It is within an existing farm yard. An associated farm house/office is located along the frontage and modern agricultural buildings to the north and east. A bungalow is situated to the west and a cottage opposite.

Representations

Gedney Parish Council - Disapprove of retrospective applications.

LCC Highways/SUDs - No objections.

SHDC Environmental Protection - Request note concerning unexpected contamination.

Policies/Constraints

Policy 23 of the South East Lincolnshire Local Plan, 2019 indicates that proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
3. the proposal is in keeping with its surroundings;
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. development leads to an enhancement of the immediate setting of the building.

Planning Considerations

The main issues in this case are:

- Policy;
- Other material considerations such as amenity, highway safety, flood risk and ecology.

Policy

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2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
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4. the design is sympathetic to the character and appearance of the building in terms of architectural

detailing and materials of construction; and

5. development leads to an enhancement of the immediate setting of the building.

Where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

Addressing the above, the building is mainly of brick construction. It is considered to be structurally sound and capable of conversion. The main elements of the building would be retained. It is not of significant architectural or historic interest. However, it is considered to be capable of retention and re-use, albeit with a new pitched roof. The proposed conversion is not wholly in character with the original building which was utilitarian in form; however, it does constitute an enhancement.

It should be noted that Class Q allows the conversion of standard agricultural buildings such as this as permitted development under certain circumstances, although this particular scheme would not qualify due to an increase in roof height.

The proposal also complies with Paragraph 79 of the National Planning Policy Framework, 2019, which indicates that planning decisions should avoid new isolated homes in the countryside, unless there are exceptional circumstances. They include the re-use of redundant or dis-used buildings where the development would enhance the immediate setting.

Concluding, the scheme doesn't wholly comply with Policy 23. However, it is generally in accordance with advice within the Framework. It is therefore considered that the proposed development would amount to sustainable development when applying the Framework as a whole, and as such the balance lies in favour of the scheme.

Amenity

The building is situated within an existing farmyard. However, it could be fence off to provide some privacy and protection for future occupiers. The farmhouse fronting the premises is associated with the farm. The cottage opposite is some distance away. It is considered that the proposal would not materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, noise/disturbance, etc.

Highway Safety

An existing access would be utilised. The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

Flood Risk

The site is located within Flood Zone 3 of the Environment Agency's Flood Maps. Applications for barn conversions in such an area require a flood risk assessment and flood risk reduction measures, but not a sequential test or exception test.

In this particular case it is considered that flood reduction measures are not required because the South East Lincolnshire Flood Risk Assessment (2017) shows the site to be within an area of "no hazard".

Ecology

It cannot be determined whether the building was occupied by protected species such as Barn Owls because it has already been converted. Under the circumstances, the erection of a barn owl box is recommended as a biodiversity measure.

Conclusion

The scheme doesn't wholly comply with Policy 23 of the South East Lincolnshire Local Plan (2019). However, it is generally in accordance with advice within the Framework. It is therefore considered that the proposed development would amount to sustainable development when applying the Framework as a whole and, as such, the balance lies in favour of the scheme.

The proposal is acceptable on amenity, highway safety and flood risk grounds and therefore in

accordance with Policies 2, 3 and 4 of the Local Plan.