DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-1341-21**	**Applicant:**	**D Crisp**
Proposal:	Conversion of detached home office building to holiday let		
Location:	Moorlands Broadgate Gedney		
Terminal Date:	17th February 2022		

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
09	Promoting a Stronger Visitor Economy
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 3. Plan making.
Section 4. Decision making.
Section 6. Building a strong competitive economy.
Section 8. Promoting healthy and safe communities.
Section 9. Promoting sustainable transport.
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0

HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0

CASE OFFICER ASSESSMENT

PROPOSAL

Full planning permission is sought for conversion of a detached home office to a holiday let.

SITE DESCRIPTION

The site is located on the western side of Broadgate, Gedney. The detached building to which the application relates is located to the rear of Moorlands (house) and is presently used as a home office. It is of brick construction with a tiled roof. A range of outbuildings are located further to the rear.

The nearest residential properties are Plumtree House some 100 metres to the north-east and Pulvertoft Hall (grade II listed) approximately 150 metres to the south-west.

RECENT HISTORY

H06-0766-19 - Full - Alterations and extensions - Granted 2 October 2019.

CONSULTATION RESPONSES

Gedney Parish Council

Council has no problem in principle to this application but would request more information on access to property and parking plus drainage details.

LCC Highways/SUDs

Does not wish to restrict the grant of planning permission.

Environmental Protection (Contamination)

No comments or objections.

Public

No objections received.

PLANNING CONSIDERATIONS

The main issues in this case are:
· Policy/sustainability;
· Character/appearance and heritage issues;
· The likely impact upon the amenity of nearby residents;
· Highway safety;
· Other material considerations such as flood risk and drainage.

Policy/Sustainability

The site is outside a settlement boundary as defined in the South East Lincolnshire Local Plan

(SELLP), March 2019. It is therefore within an area regarded as countryside.

SELLP Policy 1 indicates that development in the countryside will be permitted that is necessary to such a location, or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 9 relates to the visitor economy and indicates that small scale development to support the visitor economy, including farm diversification, will be supported providing it does not conflict with neighbouring land uses, is in keeping with the character of the locality and demonstrate a functional link with an existing rural attraction or farm enterprise.

Policies 2 and 3 of SELLP, amongst other matters, seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The above policies are consistent with advice within the National Planning Policy Framework, 2021. It supports sustainable growth and stresses that significant weight should be placed on the need to support economic growth and the provision of local services to reflect the community's needs. Paragraph 84 states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and sustainable rural tourism and leisure developments which respect the character of the countryside.

Addressing the above policies, the building already has an ancillary domestic use. Moreover, the proposal is small scale and would help promote the visitor economy and tourism within the district. The external appearance of the building would remain fundamentally unaltered and the proposal would be in keeping with the rural locality. Although it doesn't have a functional link with an existing rural attraction or farm enterprise this is not considered to be an overriding concern given the scale of the development. The proposal is considered to be sustainable therefore in the sense that it would provide community and economic benefits.

The proposal is therefore considered to be generally in accordance with the aims and objectives of Policies 1, 2, 3 and 9 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework.

Heritage

Policy 2 of the South East Lincolnshire Local Plan (SELLP), 2019 states that sustainable development considerations should be met in relation to such matters as quality of design, size, scale, layout density and impact on the character and appearance of an area and the relationship to existing development. Policy 3 stipulates that development should complement and enhance designated and non-designated heritage assets and respect the massing of neighbouring buildings. Policy 29 (The Historic Environment) suggests that proposals that do not preserve or enhance the setting of a listed building should not be supported. These policies are consistent with advice within the National Planning Policy Framework, 2021.

Pulvertoft Hall (grade II listed) located approximately 150 metres to the south-west. There are no significant alterations to the building, which is located at the rear. It is considered that the proposal would not affect the setting of the nearby listed building.

The proposal is therefore compliant with SELLP Policies 2, 3 and 29 of the SELLP.

Amenity

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users.

The nearest residential properties are Plumtree House some 100 metres to the north-east and Pulvertoft Hall approximately 150 metres to the south-west.

The accommodation only has single bedroom. The development is therefore small scale and low key. Given the separation distances, it is considered that the proposal would not harm the amenity

of nearby residents to a significantly greater degree than at present in terms of overlooking, lack of privacy, noise and disturbance, etc. The proposal therefore satisfactorily accords with Policies 2 and 3 of the SELLP in terms of residential amenity.

Highway Safety

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class. Two spaces for dwellings with 3 or less bedrooms should be provided within the curtilage.

An existing access would be utilised and parking/turning facilities are available on site for both the existing dwelling and proposed development. LCC Highways has been consulted and considers that the proposal would not result in an unacceptable impact on highway safety.

The proposal is compliant with SELLP Policies 2, 3 and 36.

Flooding/Drainage

Policy 4 of SELLP is concerned on flood risk management and states, inter alia, that new development should pass the sequential test and should incorporate the use of Sustainable Drainage Systems (SuDS), unless it is demonstrated that it is not technically feasible.

The site is within Flood Zone 3 on the Environment Agency Flood Maps. However, it is within an area of low hazard within the South East Lincolnshire Strategic Flood Risk Assessment. The proposal therefore satisfies the sequential test. However, since the proposal is classified as a vulnerable use, mitigation measures are recommended in accordance with details within the flood risk assessment.

Concerning drainage, surface water drainage is via soakaways and would remain unchanged. Foul drainage should be made the subject of a condition.

The proposal is compliant with Policy 4 of the SELLP in terms of flood risk and drainage, subject to conditions.

Planning Balance

The building already has an ancillary domestic use and the proposal is small scale and would help promote the visitor economy and tourism within the district. The external appearance of the building would essentially remain unaltered and the proposal would be in keeping with the rural locality. The proposal is considered to be sustainable therefore in the sense that it would provide community and economic benefits.

It would affect the setting of Pulvertoft hall (grade II listed) to the south and would not harm the amenity of nearby residents. The proposal is satisfactory of highway/parking grounds. Flood risk issues can be addressed by means of conditions.

The proposal is therefore considered to be generally in accordance with the aims and objectives of Policies 1, 2, 3, 4, 9, 29 and 36 of the South East Lincolnshire Local Plan, 2019 and advice within the National Planning Policy Framework, 2021. There are no adverse factors in this case that would significantly and demonstrably outweigh the benefits.

CONCLUSION

The planning balance lies in favour of the proposal for the reasons outlined above. It is therefore recommended that the application be approved under delegated powers.

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.