

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0116-19 **Applicant:** Mr & Mrs G Lamb
Proposal: Proposed pool, gym and garage
Location: Belnie House Belnie Lane Gosberton
Terminal Date: 2nd April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application that seeks permission for proposed pool, gym and garage at Belnie House, Belnie Lane, Gosberton, Spalding.

The site location is characterised by a cluster of farm houses and an agriculture site within a wider countryside location. Belnie House is a large late-Georgian house with two-storey side and rear extensions and single-storey side sun room approved under planning application ref. H08-0058-12. The site is sizeable and of irregular shape. It is flanked by the curves of the Sea Dike to north, Belnie Lane to south and A152 to west. The dwelling is close to the road and eastern site boundary.

Paddock land extends to west. Two large old barns are located behind the northern site boundary.

The site is outside the settlement boundaries of Gosberton, thus it is considered to be in the countryside. Policy 1 of the South East Lincolnshire Local Plan states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given the ancillary use of the development, the proposed outbuilding can be located by no means elsewhere within the defined settlement limits of urban settlements. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The proposed outbuilding would be located at the rear of the site. It would set at angle with the rear elevation one metre away from the northern-east boundary and 3 metres from the boundary curve adjacent to the dyke to the north. The building would measure approximately 31 metres in width, 21 metres in depth and 5 metres in maximum apex height. The eaves would be 2.90 metres high. Having regard the scale of the dwelling and the land extension, the proposed development would be therefore commensurate with the dwelling and its setting in terms of scale, massing and bulking. The relationship between the ancillary building and the main property would be acceptable given the scale, location and orientation.

The floor plans show that most of the bulking would be a rectangular part along the width of the building which would host the pool, a plant room and two changing rooms. An element protruding from the front elevation and exceeding the northern-west side elevation would host the double garage and gym.

The roof of the building would have three gable pitches, one on each side elevation and one further on top of the front element. Their height would be identical and as much as the main ridgeline to deliver a coherent form of development. The detailing of Tudor window lintels would significantly enrich the resulting design and appearance of the building. Facing brickwork would match as close as possible to that of Belnie House. The roof tiles would be Sandtoft interlocking concrete slate grey, the fenestration would be made of plastic coated aluminium and rainwater good would be of black colour. In view of these architectonic features, the appearance of the development would be rural as an old barn and would be in keeping with the late-Georgian style of the dwelling.

A new horizontal timber close board fence is along the rear and eastern side boundary which would contribute to mitigate the visual impact of the buildings from the agricultural fields to north-east and east. The two old barn behind the rear boundary would be in close proximity to the proposed outbuilding so that any direct view would be block from that direction.

The ancillary construction would be single-storey and positioned to what extent that no overlooking effect would occur through the windows. The visual impact of the outbuilding would not be detrimental to the resident of Belnie House. No other residential buildings are adjacent to the proposal location in a reasonable distance. For these reasons, the residential amenity of occupiers in the dwelling would not result undermined.

The County Historic Environment Officer has no objection. The Gosberton Parish Council has no comments. No other representations have been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.