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PLANNING STATEMENT

Project: Extension and alterations to outbuilding to form two holiday lets;
Paddock House, Gosberton, Lincolnshire PE11 4HN

Client: Mr and Mrs Lewis

Job No. 017

Date: September 2020

Rev:

Assessment of the site and context



Outbuilding rear of Paddock House

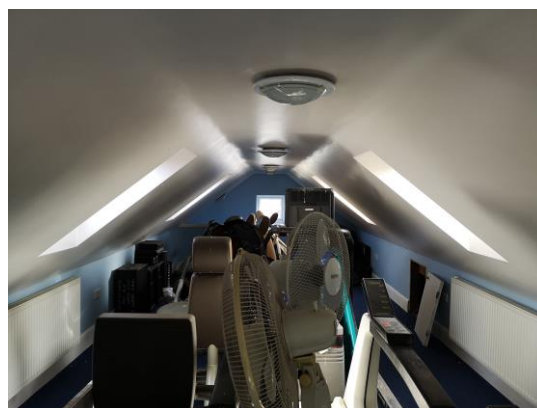
1. The subject of this application is an existing outbuilding to the rear of Paddock House, Belnie Lane, Gosberton. The traditionally constructed building provides garaging, ancillary and storage space for the host dwelling.
2. The garage is accessed from the driveway on the northern side of the Paddock House, entry to the other parts of the building is gained from the garden patio areas. A tall conifer hedge screens the north west boundary. Most of the south east is open to the main garden areas, whilst to the south west is a large gravelled open area previously used by David Lewis Transport Ltd.



Above left: Access drive to side of Paddock House.
Above right garage end of outbuilding behind Paddock House



Above left: Patio and rear of Paddock house
Above right: Reduced headroom of first floor



3. South Holland District Councils planning applications website indicates the relevant planning history as:
 - Planning Approval [H08-0652-01](#) granted August 2001, for extensions and alterations to Paddock House.
 - Planning Approval [H08-1128-02](#) granted November 2002, Proposed garage and office with "Granny" annexe over.
4. Due to changes in family circumstance the first floor annexe was not required. The roof lines were therefore set lower than that consented and the first floor area reduced.
5. Although the planning approval was only partially implemented, the outbuilding was in a useable completed state more than 12 years ago.
6. Paddock House is a large detached family home. The grounds include a small holding with vegetable gardens and various livestock holding areas. The applicant takes great pleasure in keeping pigs, sheep and chickens.



View across gardens and small holding toward outbuilding.

7. There is a good degree of separation and screening between the outbuilding and the neighbouring properties.

Planning Policy

8. A review of the South East Lincolnshire Local Plan (2011-2036) (SELLP) indicates at least the following policies are of interest to this application;

- Policy 1 - Spatial Strategy
- Policy 2 - Development Management
- Policy 3 - Design of New Development
- Policy 9 - Promoting a Strong Visitor Economy
- Policy 28 - The Natural Environment

9. Extracts from SELLP:

Paragraph 3.2.15

The Countryside of South East Lincolnshire is a precious resource, mainly in its role for agriculture but also for recreation. There are types of development that require a Countryside location either because it is the location of an existing building or use of land. Where changes to such buildings or land uses require planning permission Policy 1 and other more detailed Local Plan policies will apply. Agriculture and forestry are clearly uses which must function in the Countryside, but other uses which may diversify from agriculture and forestry, e.g. recreation and tourism, can meet the broad sustainable objectives of the Local Plan....(See Policy 9: Promoting a Stronger Visitor Economy).

Policy 9: Promoting a Stronger Visitor Economy

'Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.

Outside these settlements, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, will be supported provided that proposals:

- 1. do not conflict with neighbouring land uses;*
- 2. are in keeping with the character of the locality; and*
- 3. demonstrate a functional link with an existing rural attraction or farm enterprise.*

Paragraph 4.4.2

Tourism is important to South East Lincolnshire's economy, and has the potential to grow. Policy 9 therefore focuses on South East Lincolnshire's unique assets to ensure that a clearly differentiated tourism offer is established, to enable the area to compete better as a tourist destination. Development, such as that related to the Fens Waterways Project, which concerns key assets will be supported, while respecting the sensitivity of some of the areas where such development may take place.

The reasoned justification for this policy states:

4.4.3

Tourist facilities can offer benefits to local communities directly through employment, and indirectly, such as by supporting local food producers, local shops, pubs and restaurants. Locating most new visitor-related development, such as the proposed marina and related development at Q2: The Quadrant in Boston, within the settlements identified by Policy 1 will enable the potential wider community benefits to be realised whilst minimising the spread of development into the countryside. However, some small-scale tourist facilities such as fishing lakes, equine development and caravan sites, small scale offices or other small scale rural development, may be more appropriately located outside a settlement boundary provided that there is a clear link to an established rural enterprise and the quality of the design ensures no adverse impacts upon landscape, heritage or biodiversity. Large scale development will only be appropriate in those circumstances where there is a specific locational and functional need.

4.4.4

Existing buildings should be utilised wherever possible, although replacement buildings will be considered where this would result in a more sustainable development. Preference will be given to proposals which can be easily assimilated into the landscape, and where there are public transport opportunities and the traffic.

10. National Planning Policy Framework (NPPF) 2020. Notable paragraphs supporting the application:

- Section 6 . Building a strong, competitive economy.
Paragraphs 83 & 84
- Section 11 Making effective use of land – Paragraph 118
- Section 15 Conserving and enhancing the natural environment

11. Extracts from NPPF:

Section 6 Supporting a prosperous rural economy

Paragraph 83.

Planning policies and decisions should enable:

- (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- (b) the development and diversification of agricultural and other land-based rural businesses;*
- (c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

Paragraph 84.

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Section 11 Making effective use of land

Paragraph 118.

Planning policies and decisions should:

- (a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.*
- (b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*

Evaluation

12. The proposal will assist in making the most of the existing small holding. Sharing the countryside experience and providing a quiet holiday setting, with a family that is well integrated with the local community.
13. It is anticipated that holidaymakers basing themselves here will also explore the amenities of the local and wider area. The application site is physically well-related to significant roads and accessible to existing settlements.
14. The proposal accords with the Local Plan and National Planning Policy for development in the countryside, as it will support the rural and local economy. There are many examples of the type of development proposed throughout the local area.
15. The existing outbuilding to be extended is sufficiently far enough away from neighbouring properties for the proposals not to give rise to overlooking or, cause disturbance from vehicle movement. The outbuilding is already visually well screened off.
16. The existing garaging is not used for vehicles. There is plenty of space onsite for the owners and guests vehicles to be separate, without detriment to the property or neighbours.
17. In accordance with Policy 9 of the SELLP the proposals will not conflict with neighbouring land uses, they will be in keeping with the character of the locality, they will also have a functional link with how the site is used and in the enjoyment of the local countryside.

Design

Please refer to all accompanying drawings.

Use

18. C3 Residential.

Amount:

19. 2x2 bedroom holiday lets.

20. Measurable additional gross internal floor area 18m².

Layout/Design

21. The proposal converts the existing ground floor area of the outbuilding and extends vertically. In order to make a comfortable first floor area the existing roof structure is to be removed and replaced with attic trusses, raising the as built eaves level by 1.1m and the ridge by 1m. The proposed eaves height is 600mm lower and the ridge 770mm lower than the heights approved under application H08-1128-02.
22. The extended wall area is to be clad in weatherboard. This will aid in maintaining a subservient outbuilding character whilst also keeping loadings down on the existing foundation. A light grey coloured cladding is proposed to 'lift' the appearance of the building.
23. Windows and doors are to be replaced. The garage door openings are to be infilled with matching weatherboarding and clad screen and new windows.
24. The proposal works with the existing openings, with some being infilled. Careful consideration has been given to the internal layout so that the accommodation does not overlook the yard area.
25. Parking will be immediately adjacent the proposal. The homeowner will park in the front driveway. Guests will be able to come and go without disturbance to the existing property.
26. Surface water drainage is to discharge as existing.
27. Foul water drainage will discharge to a new packaged treatment plant, as a replacement of the existing arrangement.