DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0939-19**	**Applicant:**	**Sally Brown**
Proposal:	Proposed barn conversion and reinstatement of an extension to create a residential dwelling (existing annexe attached to the barn is to be partially demolished), plus proposed detached outbuilding - approved under H08-1108-17 - Modification of Condition 2 to allow amendments to previously approved plans		
Location:	Cawood Hall Apple Tree Farm Cawood Lane Gosberton		
Terminal Date:	14th 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
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, 12, 14, 15 and 16

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Planning permission was granted for a proposed barn conversion and reinstatement of an extension to create a residential dwelling, with a proposed detached outbuilding, in January 2018 (ref. H08-1108-17). The development has been carried out, but not wholly in accordance with the approved plans.

The main differences are that a door has been inserted on the south-western elevation, in lieu of a window, serving the gym. A hedge has also been removed along the western boundary which was shown on the approved plans. This application is therefore to regularise the situation.

Site Description

The building is a former barn located on the southern side of Cawood Lane. It is well screened from the road by mature landscaping, with only views from the wrought iron gates at the entrance of the site. A converted barn (Cawood Farm) is situated to the west of the site and Cawood Hall to the north-east.

History

H08-0099-15 - Proposed barn conversion and reinstatement of a single-storey extension to create a residential dwelling (existing annexe attached to the barn is to be demolished). Detached outbuilding - Granted 10 May 2015.

H08-1108-17 - Full - Proposed barn conversion and reinstatement of an extension to create a residential dwelling (existing annexe attached to the barn is to be partially demolished), proposed detached outbuilding - Granted 12 January 2018

H08-0451-18 - C/C - Details of external materials, windows and doors, contamination and site levels (Conditions 3, 4, 5, 6, 9 and 12 of H08-1108-17) - granted 29 August 2018.

H08-0566-18 - NMA - No further action.

Consultation Responses

Gosberton Parish Council - No comments.

LCC Highways/SUDs - No response.

Resident objection received (summarised);
High hedge has been removed and door inserted on south-western elevation; Overlooking/Loss of privacy.

Applicant (summarised)
For safety reasons, I would like to change the window in the gym to a door. Following long discussions with fire safety consultants and building control it was clear that my disabled son would not be able to exit the room via a window due to his disabilities and a door was therefore safer. The impact of the change will improve privacy for my neighbour as the opening will be narrower. The window was to be 120cm wide. The door is 98cm wide.

The application is accompanied by a letter from a LCC Social Worker.

Planning Considerations

The main issue is whether the proposed revisions to the scheme are acceptable in terms of their impact upon the amenity of neighbouring residents.

Principle

Policy 23 of the South East Lincolnshire Local Plan (SELLP), 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.

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.

The proposal involves significant extensions and is not wholly in accordance with Policy 23. However, the original scheme was approved prior to adoption of the SELLP. The building was seen to have a value as a traditional rural building and the proposed alterations and extensions were seen to be appropriate. The permission is still extant and the development is substantially complete, albeit with a revised south-western elevation. No objections are raised in principle taking these matters into consideration.

Design and Scale

When application H08-1108-17 was considered the view was taken that the proposal was acceptable with regards to design and scale and that it would not adversely alter the appearance of the building, its visual and architectural relationship with adjoining development or the character of the area. The proposed alterations in design terms are relatively minor and considered to be acceptable.

Residential Amenity

The building is located approximately 2 metres from the western boundary. A converted barn (Cawood Farm) is situated to the west approximately 12 metres from the common boundary, which is presently delineated by fencing. Cawood Farm has full length glazed panels serving a lounge facing east towards the site.

The approved scheme included three ground floor windows on the south-western elevation serving a gym, snug and master bedroom respectively, plus high level roof lights serving bedrooms on the upper floor. The proposed 1:250 block plan included existing hedging along the western boundary, which acted as a screen and protected the privacy of occupiers of Cawood Farm.

The window serving the gym has now been replaced by a door and the hedging has been removed. Whilst the door is secondary its use would have an impact upon the amenity of neighbouring residents in terms of reduced privacy. Finished floor levels have been raised and the height of the neighbouring fence is presently insufficient to prevent overlooking of the neighbouring garden, lounge, etc. The revised proposal is considered acceptable on amenity grounds subject to the provision of new 2.3 metre high close boarded fencing along the relevant section of the western boundary to alleviate overlooking at ground floor level.

Removal of the hedge has also exposed a first floor bedroom window on the northern elevation, when viewed from the neighbouring property. However, overlooking from this window alone, which would be oblique, is not considered to be such as to justify refusal on amenity grounds.

The nature of the development and relationship with neighbouring property is considered to be such that the amenity of neighbouring residents would not be materially harmed in terms of overshadowing, overbearing effect and noise/disturbance.

Highway Safety

An existing access would be utilised and sufficient parking is available on site. No objections are raised on highway safety grounds.

Conclusion

The modified proposal is acceptable subject to the provision of 2.3 metre high close boarded fencing along the western boundary to protect the privacy of neighbouring residents.