DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0640-20**	**Applicant:**	**Mrs R Blake**
Proposal:	Proposed conversion of barn to dwelling - approved under H09-0798-18 and H09-0385-20. Amendments to elevations		
Location:	Adjacent: Rosemead Stotons Gate Holbeach		
Terminal Date:	7th September 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was allowed on appeal for a barn conversion on 7 August 2019 (ref H09-0798-18). An application was subsequently submitted under S73 to revise the scheme (ref. H09-0385-20).

This application is to add/modify openings to allow more natural daylight into dark areas of the barn.

Site Description

The site (some 0.36ha) is located on the western side of Stoton's Gate, which is an unsurfaced public highway to the east of Holbeach St John's, off Joy's Bank. It is currently occupied by a range of redundant agricultural barns. A house (Rosemead) is located to the north.

History

H09-0798-18 - Full - Proposed conversion of barn to dwelling - Refused 23 November 2018. Allowed on appeal on 7 August 2019.

H09-0385-20 - S73 - Proposed conversion of barn to dwelling - approved under H09-0798-18 (allowed on appeal). Modification of Condition 2 to allow amendments to previously approved plans - Granted 25 June 2020.

H09-0641-20 - C/C - Details of demolition and reconstruction works, 2 barn owl nesting boxes, external finish to roof and landscaping (Conditions 3, 4, 9 and 10 of H09-0798-18 and H09-0385-20) - Under consideration.

Planning Considerations

Section 96A of the Town and Country Planning Act 1990 (introduced by S190 of the Planning Act, 2008) makes it possible to apply for a non-material amendment to existing planning permissions.

The Council has therefore introduced a system whereby 'minor amendments' to a scheme can be considered as a way of allowing the planning system to respond in a reasonable and flexible manner to small changes to an approved scheme without seeking a fresh application.

South Holland District Council's "Development Control Procedure Note: Non-Material Amendments to Planning Permissions" indicates that non material amendments will be approved subject to the following criteria being met:

1. There would be no alteration to the application site boundary (red edge).
2. The amendment would not conflict with Development Plan Policies or other Government Guidance.
3. The proposal would not exacerbate concerns raised by third parties at original planning application stage.
4. The proposed change would not be contrary to a condition on the original approval.
5. The approved footprint/siting of the building will not be moved materially and will not have a material impact on a neighbour.
6. The height of the building or extension would not be increased.
7. The amendment would not result in any potential overlooking of any neighbouring property.
8. The amendments must not result in a fundamental change in the design of the building.
9. The proposal does not amount to new works or elements not considered by any Environmental Statement submitted with the application.

The criteria set out above are designed to prevent amendments being accepted that would have a detrimental impact upon neighbours or amenity in the wider public interest.

Assessing the proposal against the above:

1. No alterations are proposed to the site boundary;
2. The proposed alterations relate to the fenestration and would not conflict with the South East Lincolnshire Local Plan, 2019;
3. This amendment would not exacerbate concerns raised by third parties;
4. The amendment would not be contrary to any condition imposed;
5. No building would be moved;
6. The height would not be increased;
7. No potential overlooking issues would arise as a result of the amendment;
8. The alterations relate to revisions to the fenestration and wouldn't fundamentally alter the design of the development;
9. No Environmental Statement was submitted.

Conclusion

The proposal satisfactorily complies with the criteria of South Holland District Council's "Development Control Procedure Note: Non-Material Amendments to Planning Permissions" and, as such, is acceptable as a Non-Material Amendment.

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.