DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0798-18**	**Applicant:**	**Exec of the Late D Bailey**
Proposal:	Proposed conversion of barn to dwelling		
Location:	Adjacent: Rosemead Stoton'S Gate Holbeach		
Terminal Date:	24th November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
HS16	Conversion of Redundant Rural Buildings to Residential Use
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 12, 14 and 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Material Considerations

The site is located outside a defined settlement limit as defined in the South Holland Local Plan, 2006 and the South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017).

Policy HS16 of the South Holland Local, 2006 makes provision for the re-use of redundant rural buildings for a residential use. This is subject to the Council being satisfied that the building is unsuitable for employment use or that there is no demand for suitable employment use in the locality. Policy HS16 also indicates that the building should also be of historic/architectural merit and be suitable for sympathetic conversion without the need for significant extension or alteration.

The above is in accordance with paragraph 79 of the National Planning Policy Framework, 2018. It promotes the re-use of redundant or dis-used buildings where the development would lead to an enhancement of the immediate setting.

Assessing the proposal against Policy HS16, an economic use is not considered to be wholly appropriate in this location due to its isolated location off a long private roadway. The building is redundant and of some historic/ architectural interest. It is capable of retention and re-use. The proposed conversion is considered to be sympathetic and would enhance the current appearance of the building.

The nearest residential property is Rosemead immediately to the north, which presently appears to be unoccupied. Trees/hedging are located along the common boundary. It is considered that the proposal would not materially harm the amenity of its occupiers in terms of overlooking, lack of privacy, noise/disturbance, etc.

The site is in Flood Zone 3 on the Environment Agency Maps. However, it is within an area of no hazard within the SHDC Strategic Flood Risk Assessment. The proposal therefore passes the sequential test. In terms of the exceptions test, a finished floor level 300mm above existing ground level would be appropriate in this case.

Environmental Protection has recommended that a full contamination condition be applied.

Although the barns themselves are suitable for conversion, Lincolnshire County Council Highways Authority has raised objections on grounds that Stoton's Gate is an un-surfaced public highway full of standing water which would not be suitable to provide access to additional residential development. They have indicated that even if the surface was re-graded as a condition of this application, it would become rutted again, to the detriment of the safety of other road users. There would also be an expectation from the residents of the new dwelling that the Highway Authority should undertake a more frequent maintenance regime than would be required for the roads present predominant agricultural use.