DECISION DELEGATED TO DEVELOPMENT MANAGER

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Application No:	**H12-1057-20**	**Applicant:**	**Mr Cook & Miss Stockdale**

Proposal: Proposed extension, alterations and erection of garage.

Location: Cock And Magpie Cottage 18 Gedney Road Long Sutton

Terminal Date: 2nd March 2021

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
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is a the proposed extension, alteration and detached garage at the Cock and Magpie Cottage, 18 Gedney Road, Long Sutton

The property already has planning permission for a rearward extension granted under applications

H12-1191-19 and H12-1192-19, although the same proposal comes forward in this application with a slightly altered internal layout and the addition of two roof lights

The newly proposed extension is as a small single-storey infill extension to the rear west of the property off of the existing kitchen.

Furthermore, a 2 storey, 2 bay garage is propose to the front (south) of the property, this garage will be finished in brick with pantile roof, and a dormer window facing east, with exterior staircase leading to a 1st floor storage room.

Site Description

The host building is a grade II listed property which was formerly a public house. The Historic England listing description for the property reads as follows;

"Public house, now cottage and adjoining outbuilding. Late C18, mid C19 and C20 alterations. Red brick. Pantile roof. 2 C20 gable stacks. Brick coped gables. Single storey plus attic, 3 bays. Central doorway with panelled door. Either side are single plain sashes. All openings with wooden lintels. In the attic are 2 dormers each with single glazing bar sash. To the left is the single storey, 3 bay outbuilding. Doorway with plank door, to the right is a single C20 casement with no openings to the left."

The building's rear has been extensively altered over time, so much so that it does not retain the same pleasing qualities of the principal elevation. Whilst not of unique or exceptional architectural value, the building does hold local value as a historic community asset and also as a pleasing and well-preserved example of vernacular style with architectural similarity to Public Houses across the county.

The property sits outside of the Long Sutton Conservation Area (LSCA), however, it is a property which is prominent along one of the main access routes into the town and so can be said to have an impact upon the impression of the character of the town upon approach. The immediate surroundings of the property are purely residential in nature, with a wide mix of both architectural period and style. The property is attached to its neighbour's garage block by means of the single-storey garage. This conjoining wall is not a party wall and is owned solely by No. 16 Gedney Road.

History

H12-1191-19

Proposed extensions and alterations. Approved on 05-02-20.

H12-1192-19

Proposed extensions and alterations. Approved on 05-02-20.

Consultation Responses

South Holland IDB

If any alteration is, at any point, required to any watercourse, the applicant will be required to apply for consent under the Land Drainage Act of 1991

Planning Considerations

Heritage Impact

The local planning authority does not consider there to be any risk to the value or significance of the heritage asset. Given that the outbuilding is currently used only as a storage structure, it has developed into a poor condition, repurposing this structure will help to bring it back into regular use, therefore saving this significant element of a listed building from entering an advanced state of disrepair. Additionally, the proposed removal of the extant wall between the fire surround and the northern wall will create a viable link between the existing outbuilding and the main property without the removal of excessive or characterful material

The proposed replacement 'bedroom 3' extension structure in place of a former 'sun-room' is, again, not detrimental to the character of the property, being far more suitable than the extant, rather unsightly space occupied by the demolished structure and fully in keeping with the prevailing style of the property

The rearward extension to form a Kitchen-diner, is also acceptable, whilst not of any particular architectural merit, replaces a significantly dilapidated and unsightly timber and corrugated steel lean-to and will be constructed of appropriate brick and feature wide, timber frame bi-fold doors. It's construction would help to bring the property into contemporary use and will contribute significantly to the overall work to 'tidy up' the rear elevation of the property.

The proposed alteration to the layout of the rear wing of the property will create a new bathroom and utility space in place of the former kitchen/bathroom/pantry space and will be carried out using reversible stud walling, and will not significantly detract from the readability of the the original interior.

Finally, the proposed detached garage structure, which presents a 2-bay parking provision with 1 and a half storey design featuring 1st floor store room, is to be constructed using matching brick and roofing materials and is of a style which matches the 1 and a half storey style of the main property in terms of looks.

For the reasons listed above, it is deemed that the these proposals will PRESERVE and ENHANCE this historic environment.

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. This is because the design, as listed above is acceptable to the listed nature of the structure and the wider historic environment surrounding the property. In addition, the layout of the proposals is deemed appropriate to the wider context of the structure at large and should create a suitable floor plan to service the use as a residential property.

Residential Amenity

The proposals suggest no risk to residential amenity, the proposals suggest no amendment to any first floor elements of the property apart from the addition of a rearward roof light, meaning that the proposals do not suggest any risk of overlooking to any of the adjacent properties. Additionally, both extensions to the property are only single-storey in nature and therefore cannot be considered to present an overshadowing or overlooking risk. Finally, the proposed detached garage is 2 storey in nature but includes only a single 1st floor window, facing East, which would provide views only into the proposal site. It is to be sited set well within the boundary of the property and adjacent only to an access road, suggesting that this structure presents no risk of overshadowing any domestic spaces.

Planning Balance

It could perhaps be argued that the removal of some original materials from the property will present a reduction in the authenticity and character of the site, however, these works are minimal and should not impact the overall character of the site in any meaningful way, with original readability left mostly intact. Overall the proposal helps to bring into modern use a partially dilapidated and vacant listed building, preserving it for future use and preventing the onset of progressive degeneration.

Conclusion

For the reasons listed above it is determined that this application is in compliance with policies 1, 2 ,3 and 29 of the South East Lincolnshire Local Plan (2019) and sections 12 and 16 of the National Planning Policy Framework. Therefore, this application is recommended for APPROVAL.

Conclusion

For the reasons listed above, this application is found to be in accordance with policies 1, 2, 3, 4 and 29 of the South East Lincolnshire Local Plan (20190 as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore the is application is recommended for approval.

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.