

DECISION DELEGATED TO DEVELOPMENT MANAGER
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Application No:	H13-1242-19	Applicant:	Kirk Homes Limited
Proposal:	Proposed extensions to dwelling		
Location:	The Old Coach House 107 High Road Moulton		
Terminal Date:	28th February 2020		

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
29	The Historic Environment

National Guidance**National Planning Policy Framework 2019**

Section 12 - Achieving Well-designed places.
Section 15 - Conserving and Enhancing the Natural Environment
Section 16 - Conserving and Enhancing the Historic Environment.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT**Proposal**

This full planning application is for proposed extensions to The Old Coach House, 107 High Road, Moulton.

The property as it currently stands is formed of 2 'wings'; a West-facing wing to the North and at the southern elevation, a South-facing wing. The proposals included in this application are extensive, making several major alterations to the property;

- The extension of the South-facing wing of the building, further south to create a swimming pool, connecting to the extant structure by means of a glazed link. This extension would step up to 2 storey height, featuring no 1st floor above the pool, creating a double height, vaulted ceiling above the pool. This element of the proposals would be constructed using modern concrete panels with large, floor-to-ceiling glazing on the southern and western elevations. This extension will project the building's southern elevation, further south by 8.13m

- The creation of an entire new East-facing 'wing' extending eastwards from the newly extended portion of the south-facing 'wing', this portion of the building would primarily be used as a 3-vehicle garage, but also includes space on the ground floor to be used as a changing room, W/C and plant room. The 1st floor above this wing would include a single guest bedroom, bathroom and a gym with windows overlooking the interior of the swimming pool. The 1st floor, southern elevation to be furnished with a wide, glazed section with balcony to offer views of Moulton park from the guest bedroom. The overall width of this wing to be 19.36m

- A large 2 storey extension to the northern, west-facing wing, to project northwards, off of the current entrance hall. This extension would be 7.533m (depth) and 8.313m (width). The ground floor to be used as a cinema/games room and the 1st floor to be used as 2 additional bedrooms and a bathroom. The roof will be of a Saw Tooth variant style and the northern elevation is separated into two louvred protrusions, mirroring the saw tooth roof pitch. The Eastern elevation of the extension features a total of 10 windows, 2 groups of three standard glazed windows, 2 (one on each floor) floor to ceiling, full height glazed panels at the northern end of the Eastern elevation and on the ground floor 2 large arched windows, hidden behind timber barn-door style bifold window covers to give the illusion of doors and to compliment the historic use of the original property.

- Western elevation of the west-facing wing, to be extended to project further west by 4.475m. This extension would be a single storey extension of which the roof will slope down from the existing roof of the extant building all the way to single storey roof height, effectively forming a catslide roof. this extension would be a ground floor orangery/kitchen extension and small kitchen storage room, with a high, vaulted ceiling. The southern elevation to be glazed, matching the architectural style of the extant adjacent element of the building.

Site Description

The host property is a historic coach house which would have, at one point been associated with the neighbouring, locally significant 105 High Road. The site is surrounded by the historic Moulton Park which can be described as the best preserved area of historic parkland in the district, meaning that it can quite comfortably be described as a non-designated heritage asset, and as such, many TPO'd trees and local wildlife sites. Indeed, the whole site of Moulton Park, and therefore the entirety of the proposal site is within a large Local Wildlife Site.

Given the building's surroundings it must be stated that the immediate area can be characterised as open green space.

The host building, whilst historic in origin has been extensively altered throughout time, and as such, it is no longer considered to be a heritage asset, as it had previously been. As such, the overall character of the existing building is one of the interchange of both historic and modern/contemporary design.

History

H13-0989-04

Change of use of stables and garage to B1 use. APPROVED on 22/09/2004

H13-1673-05

Conversion of existing agricultural storage building into one residential dwelling. APPROVED on 01/02/2006

H13-0807-06

Use of natural slate on upper and lower roofs (Condition 4 of H13-1673-05. APPROVED on 07/07/2006.

H13-0180-09

Proposed two-storey extension and alterations. APPLICATION WITHDRAWN on 05/05/2009.

H13-0403-09

Proposed two-storey extension and alterations. APPROVED on 27/07/2009.

H13-0737-09

Details of window frames (Condition 5 of H13-0403-09)

Consultation Responses

Parish Council

No objections or comments.

Lincolnshire County Council Historic Environment Officer

The officer agrees with the supplied HIA that given the history of alteration at the site, the Old Coach House is no longer considered a heritage asset.

The significance of the historic parklands that surrounds the proposals, in addition to its biodiversity must be emphasised. This is because the parkland falls under the definition of a non-designated heritage asset as outlined in the NPPF (2019) and therefore makes a significant contribution, and is of special interest to the Moulton Conservation Area, in addition to its basic natural environment and amenity value.

Any impact upon the parkland should therefore be carefully considered as a material consideration in determining this application.

South Holland District Council Trees and Nature Conservation Officer

The trees to be impacted by this proposal are not totally irreplaceable within 20 years and space is available to plant a substantial amount of replacement trees; balanced with the fact that currently those trees have very little public amenity value, it is not considered that the trees should impede this proposed development.

The amount and range of replacement trees proposed is encouraging. It may, however, be prudent to review the positioning of some of the proposed trees such as T8, *Quercus robur*, to be further from the dwelling whilst there is an opportunity. The positioning of the proposed *Liquidamber styraciflua* will be dependent on the specific variety chosen.

Planning Officer to take note of the suggestions regarding protection of trees in the Arboricultural report.

Replacement trees ought to be protected for a minimum period of 5 years from the date of planting by means of a condition.

Proposed hedge on the Southern boundary will be good for wildlife when mature.

Details of management of the new planting would be appreciated.

Planning Considerations

Principle of development

Whilst the proposal site is outside of the Moulton defined settlement boundary, the site is an existing residential site that is currently in use and these proposals do not include the creation of any new or independent residential units, therefore the Principle of Development for this proposal is acceptable.

Impact upon the natural environment

The South Holland District Council Trees and Nature Conservation Officer has examined the proposals and even though they include the removal of a number of trees protected by TPO and the Conservation area, it is felt that because an adequate programme of replacement has been proposed along with a number of additions, including the proposed southern boundary hedge, this proposal would be, on balance, positive for the surrounding natural environment in terms of both plant and wildlife. Therefore, this application must be considered to ENHANCE this Natural Environment.

Heritage Impact

Whilst the property has formerly been considered a heritage asset, the Local Planning Authority, in conjunction with the Lincolnshire County Council Historic Environment Office, agree with the findings of the Heritage Impact Assessment in that the building can no longer be considered a heritage asset given the history of extensive alteration to the original structure. Therefore, there is no heritage impact upon the host property itself. This being said, the surrounding Moulton Park is considered a non-designated heritage asset. However, given the architectural similarity of some elements of the proposals to the extant structure and the overall design quality of the proposals, regardless of the modern design, it cannot be said that the proposals would have an impact upon the public's enjoyment of the parkland or the visual qualities or integrity of the asset. Therefore, due to the lack of an impact upon the historic environment, these proposals can only be considered to CONSERVE it.

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. The design is deemed to be of high architectural quality and to be suitable to the host buildings in terms of both area-appropriateness and also design detail. The layout as proposed is suitable for the proposed room uses and will make for acceptable additions to the residential use of the site.

Residential Amenity

As the proposals do not include any elements which are taller than the extant building and because no additional above ground floor windows are proposed in areas which did not already offer views toward nearby residences - in addition to the fact that the property is isolated from its residential neighbours by significant distances - the proposals cannot be considered to present any risk of overlooking or overshadowing to any neighbouring residences.

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1, 2, 3, 28 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12, 15 and 16 of the National Planning Policy Framework (2019). Therefore, this 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.