

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0140-19 **Applicant:** Mr & Mrs A Chamberlain

Proposal: Demolition of existing dwelling and outbuildings and proposed replacement dwelling, stables, menage and storage building - re-submission of H14-0443-18

Location: Cowbit Drove (Off Starlode Drove) West Pinchbeck Spalding

Terminal Date: 9th April 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
22	Replacement Dwellings in the Countryside
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

Section 12 - Requiring good design

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a re-submission of previously approved application H14-0443-18 for the demolition of the existing dwelling and outbuildings and proposed replacement dwelling, stables, menage and storage building at Cowbit Drove, West Pinchbeck.

This application is seeking approval for amendments to window/door openings made to the annexe, alterations to the layout, elevations and repositioning of the stable block and storage building and repositioning of the menage.

Patio doors have been added to the north facing elevation of the living room to the annexe. Additional windows have also been added to the landing and downstairs w/c of the main dwelling.

The storage building would be rotated 90 degrees for the entrance to face north and the stable block would be slightly enlarged.

The menage would be moved northwards within the site which would allow the retention of existing trees within the site, as well as the planting of new trees.

Representations

Pinchbeck Parish Council - Recommend approval.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

LCC Historic Environment Officer - This office has previously recommended (H14-0443-18) that the historic buildings on this site are recorded prior to demolition. Three conditions, 13, 14, and 15 were subsequently added to the grant of permission to require this. We can confirm that this building recording has now been completed and approved by this department (in respect of conditions 13 & 14). However, we request that condition 15, to deposit the site archive is transferred to this fresh application to ensure that the report and its documentary archive is deposited at The Collection museum in Lincoln and made publically accessible, as required by the NPPF: "Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository" section 16, paragraph 199.

SHDC Environmental Protection - I have reviewed the Ground Engineering Limited report 'SITE INVESTIGATION REPORT THE COTTAGE COWBIT DROVE WEST PINCHBECK SPALDING LINCOLNSHIRE Report Reference C14565' dated November 2018, and make no further comment with respect to land contamination at this location.

Black Sluice Internal Drainage Board - No objections.

Material Considerations

The proposed amendments to the main dwelling and annexe are minor and are considered to be acceptable. There are no other dwellings in close proximity to impact upon in terms of overlooking.

Repositioning of the menage would have the benefit of allowing existing trees to be retained.

Overall, the proposed amendments are considered to be acceptable.

It should be noted that the South East Lincolnshire Local Plan (2019) has been adopted since the previous application was approved. Policy 22 (Replacement Dwellings in the Countryside) of the Local Plan sets out very similar provisions to the replacement dwelling policy in the previous Local Plan, however it states that the floor space of any replacement should not exceed the floor space of the original dwelling by any more than 40% and it offers more flexibility in terms of repositioning within the site. The proposed replacement dwelling would be around a 180% increase in size when compared to the existing property. The proposal does therefore conflict with Policy 22 of the Local Plan in terms of the increase in floor space in comparison to the original, however the dwelling would not be visually prominent due to the existing screening and its location in relation to other existing development. This increase is therefore considered to be acceptable.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3, 29, 30 and 36 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation therefore is for a delegated approval.