DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0442-24**	**Applicant:**	**Mrs M Adams**
Proposal:	Demolition & replacement of existing single storey outbuilding to form residential accommodation ancillary to host dwelling		
Location:	Northgate Farmhouse Northgate West Pinchbeck		
Terminal Date:	11th July 2024		

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2023

Section 12 - Achieving well designed and beautiful places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RUBEN LOPEZ, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a full application seeking permission for the demolition and replacement of an existing single storey outbuilding to form residential accommodation ancillary to the host dwelling.

Site Description

The site is outside of defined settlement limits and the surrounding area is characterised by linear development of varying ages and designs. The site is in Environment Agency Flood Zone 1 and not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping. There are dwellings to the east and west but they are not immediately adjacent to the site, approximately 90 metres in each direction.

History

H14-0027-97 - Erect agricultural implement store - Approved

H14-1559-06 - New vehicular access - Approved

H14-0979-15 - Garage for domestic use - Approved

H14-0842-21 - Proposed 2 storey rear extension, single storey rear extension and barn conversion to form bedroom, office & gym - Approved

Consultation Responses

Pinchbeck Parish Council

Application appropriate for the location and circumstances.

Lincolnshire County Council Highways

Recommendation:

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

The proposal is for the demolition & replacement of existing single storey outbuilding to form residential accommodation ancillary to host dwelling. The barn is set well back from the public highway, the access and visibility is good. The replacement building will provide a guest bedroom - the proposal will not have an adverse impact on the public highway. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Lincolnshire County Council Historic Places

Thank you for consulting us on this application.

The proposed development will comprise for demolition & replacement of an existing single storey outbuilding (barn) to form residential accommodation ancillary to host dwelling on Northgate, Pinchbeck.

The design and access statement which accompanies the application rightly identifies that the existing barn forms part of the curtilage of North Gate Farm, a 19th century farmstead. The host building is the principal Farmhouse of the farmstead. The farmstead including both buildings (farmhouse and barn) are visible in the Ordnance Survey Second Edition (1888- 1913) map.

The farmstead is included within the HER: (MLI122647). The farmstead is also included in the 'Building the Evidence Base for Historic Farmsteads in Lincolnshire'. This project mapped Lincolnshire's historic farmsteads (defined as those that pre-date the 2nd edition Ordnance Survey mapping of the early 1900s).

19th-century farmsteads in Lincolnshire hold significant heritage value by preserving the agricultural, architectural, cultural, and ecological history of the area, making them an important heritage asset for both current and future generations.

Demolition will have a significant impact on any surviving original fabric of the barn.

Sympathetic re-building of the barn would make a positive contribution to the setting of the Farmhouse.

Recommendation:

No objection to the demolition and subsequent sympathetic re-building.

If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary. This will initially comprise, but may not be limited to, a level 3 historic building recording of the barn, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

This will enable any remaining original fabric of the barn which currently survives on this site to be initially assessed and recorded prior to their demolition. This will also help inform an appropriate mitigation strategy for the proposed impact if necessary (ie: a higher level of historic building recording) and should permission be subsequently granted.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Fourteen days' notice is required before commencement of any archaeological works.

South Holland District Council Environmental Protection

No comments.

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):
- Principle of Development and Sustainability
- Layout, Design and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking
- Heritage Matters

- Biodiversity Net Gain

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (December 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

The Authority is able to demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

Principle of Development and Sustainability

The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan indicates that within Main Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The National Planning Policy Framework, (NPPF) (December 2023) outlines, within para 60, that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay and that land with permission is developed without unnecessary delay".

Para 70 of the NPPF (December 2023) also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. ("Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly"). This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.

The is located outside any defined settlement boundary and therefore in planning terms is considered to be in the open countryside, 65m away from Northgate. Whilst the replacement outbuilding will be used as residential accommodation it is important to note that it will be ancillary to the host dwelling and as a result tied into the property, this will be ensured with a condition. Furthermore, the residential use on site has long been established as Northgate Farmhouse itself

has been a residential property for as long as our records show - therefore although it is set within the open countryside due to it being tied to the host property with the residential use being established it is considered to be acceptable whilst not being in direct accordance with Policy 1 of the South East Lincolnshire Local Plan, 2019 (SELLP).

Layout, Design and Consideration of the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (December 2023) specifically relates to 'Achieving well-designed and beautiful places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2023), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the National Planning Policy Framework and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The new building will be constructed identical to the existing barn that is currently on site, to ensure this the material used throughout will also match as closely as possible to the barn and the existing extension which was approved in 2021. The walls are currently red brick with the proposed replacement building to match the brickwork on the extension, furthermore the barn currently uses slate and corrugated sheeting where as the proposal will only use slate. Finally both the proposed windows and doors shall be painted timber with the existing being timber and painted steel. Overall, the materials used are considered to be acceptable and ensure no visual discrepancies arise. In any case, should they have used different materials the outbuilding is located to the rear of the site and therefore would not cause substantial harm to the street scene or locality.

The length of the replacement building will be approximately 13300mm and will have a total width of 4802mm. Finally, the total height will be around 4100mm. These measurements mean the building will be the same size as the existing and therefore means it is proportionate and acceptable in this regard.

As previously mentioned, the design of this replacement building is identical to the existing barn that is on site with the obvious replacements of barn style windows and doors to more appropriate features for residential use. It is of the same height, size and footprint, use similar materials throughout and incorporates the same key design aspects; therefore the proposal is considered to be more than adequate and of a high quality and acceptable design and is in accordance with the Council's design policies.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework (December 2023).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (December 2023) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There is considered to be no material increase in the levels of overshadowing following the conversion of this building. As there are no external alterations or additions throughout, there are no aspects that could effect existing residential properties nearby. This would mean there is no new harm in comparison to the existing building and overall is considered to be acceptable in this regard.

There is over 80m to the south west neighbour and 90m to the south east neighbour, these distances are considered to be more than adequate to ensure that no overshadowing or overlooking occurs to any nearby residential properties. This ensures that no material loss of privacy or light will impact neighbours and therefore the proposal as a whole is considered to be acceptable in this regard.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2023), and Policies 2 and 3 of the Local Plan.

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2023) specifically relates to 'Promoting sustainable transport'. Paragraph 115 of the National Planning Policy Framework (December 2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Further, policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.

There is one bedroom located within this replacement building, as such there is no policy that allows us to enforce the requirement of a minimum amount of vehicle parking, in any case, there appears to be a more than adequate amount of space of vehicles to park. Furthermore, as the building will be ancillary to the host dwelling this ensures they can use the space provided for Northgate Farmhouse and is therefore in accordance with Policy 36 and Appendix 6.

Heritage Matters

Policy 29 (The Historic Environment) states amongst other matters that the distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate,

enhanced, in keeping with the policies in the National Planning Policy Framework. Development proposals will expected to conserve and enhance the character and appearance of designated and non-designated heritage assets, including archaeology, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

Due to the old nature this barn could potentially offer, Lincolnshire County Council Historic Places were consulted and raised no objection through their response. They state that 'No objection to the demolition and subsequent sympathetic re-building. If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary. This will initially comprise, but may not be limited to, a level 3 historic building recording of
the barn, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'. This will enable any remaining original fabric of the barn which currently survives on this site to be initially assessed and recorded prior to their demolition. This will also help inform an appropriate mitigation strategy for the proposed impact if necessary (ie: a higher level of historic building recording) and should permission be subsequently granted'.

Based on this, the recommended conditions will be attached to the decision notice should this application be approved, overall the application is considered to be in accordance with Policy 29 in this respect.

Biodiversity Net Gain

The following statement has been submitted regarding biodiversity net gain 'Considering the requirements relative to this project it is believed that the dismantling and subsequent re-erection of the outbuilding to provide additional residential accommodation ancillary to the host dwelling will have no impact upon the existing biodiversity of the site. Furthermore, the works proposed present no opportunity to introduce biodiversity net gain. We consider that this proposal is exempt on the basis that it is a Householder Development. This being the case it is considered that the requirement is not relevant for this application and therefore no further submission is required beyond this statement'. The LPA therefore consider that these comments are accurate and acceptable and therefore they are exempt from the need for 10% biodiversity.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development outside the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning policy Framework when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 1, 2, 3, 28, 29 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (SELLP) (2019), along with the identified sections contained within the National Planning Policy Framework (NPFF) (December 2023). The are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.