DECISION DELEGATED TO HEAD OF PLANNING
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Application No:	**H14-0842-21**	**Applicant:**	**Mrs M Adams**
Proposal:	Proposed 2 storey rear extension, single storey rear extension and barn conversion to form bedroom, office & gym		
Location:	Northgate Farmhouse Northgate West Pinchbeck		
Terminal Date:	4th October 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12 of the National Planning Policy Framework (2021)

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application at Northgate Farmhouse, Northgate, West Pinchbeck for a proposed 2 storey rear extension, single storey rear extension and barn conversion to form a

bedroom, office and gym. The proposal seeks to convert part of an existing outbuilding that is approx. 13.22 metres in width, 5.39 metres in depth, has an eaves height of 2.58 metres and a ridge height of 4.2 metres. New windows and doors will be added, and the building will subject to a thermal upgrade to make it suitable for use on a daily basis.

The proposed works to the dwelling will provide a large kitchen at ground floor level and a bedroom above. Proposed materials are to match that of the existing 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

H14-1559-06

Full - New vehicular access - Approved - 02 January 2007.

H14-0979-15

Full - Garage for domestic use - Approved - 12 November 2015.

CONSULTATION RESPONSES

Member of the public

Requests the installation of three swift bricks - This request is only supported by the local planning authority in the instance of new dwellings.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land. It is considered that the principle of development in this location is considered acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the barn conversion is not materially altered. The size, scale and layout of the extension is considered to be appropriate for the site. As the extension is sited to the rear of the dwelling there is not considered to be a material impact on the character and appearance of the surrounding area.

2. The design of the converted barn and extension, as well as its orientation, is considered to be appropriate for the site.

3. Materials of the proposed extension are to match that of the existing dwelling. This is considered to benefit the appearance of the dwelling and surrounding area.

4. Access and vehicle generation levels are not impacted by this proposal. The extended dwelling does not extend into a parking area.

5. The capacity of existing community services and infrastructure is not impacted by this proposal.

6. There is not considered to be a noise, odour or disturbance impact from the plans. With regard to visual intrusion, there is not considered to be a material overlooking, overbearing or overshadowing impact as the nearest dwellings are approximately 90 metres away to the east and west.

7. 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 is not a requirement to raise finished floor levels in the converted barn or extended dwelling.

8. The dwelling is not listed, subject to an Article 4 direction or listed as a non-designated heritage asset.

This application satisfactorily accords with Policy 2 of the SELLP.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the barn conversion is not materially altered. The size, scale and layout is considered to be appropriate for the site. As the extension is sited to the rear of the dwelling there is not considered to be a material impact on the character and appearance of the surrounding area. By virtue of this, a sense of place is not considered to be impacted by this proposal.

4. The proposal site can only realistically be accessed by private transport but the dwelling has been used as a farmhouse for a large number of years.

5. Bin and cycle storage, as well as the number of parking spaces is not impacted by this proposal. There is sufficient space within the curtilage of the dwelling to accommodate the minimum of 3 vehicle parking spaces required by Appendix 6 of the Local Plan.

11. There is not considered to be a noise, odour or disturbance impact from the plans. With regard to visual intrusion, there is not considered to be a material overlooking, overbearing or overshadowing impact as the nearest dwellings are approximately 90 metres away to the east and west.

12. 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 is not a requirement to raise finished floor levels in the converted barn or extended dwelling.

This application accords with SELLP Policy 3.

PLANNING BALANCE

Because the converted barn does not having any cooking facilities it is not considered to constitute an annexe. However, a condition will be attached that the converted barn cannot be used as an annexe at any time. The proposed design of the barn and extended dwelling is not considered to materially impact the character and amenity of the surrounding area.

Overall, the planning balance is considered to lie in favour of the proposal.

CONCLUSION

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.