

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0100-21 **Applicant:** Mr P Green
Proposal: Barn Conversion into Residential
Location: Judy Cross Barn Water Gate Quadrang
Terminal Date: 30th 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
11	Distribution of New Housing
17	Providing a Mix of Housing
23	The Reuse of Buildings in the Countryside for Residential Use
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

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	1	0	0
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	0	0	2
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the conversion of an agricultural barn at Water Gate, Gosberton. The proposed conversion of the extant barn on the site.

The proposed works to barn include no alterations to the external dimensions, but do include the installation of replacement windows in all extant window openings, as well as installation of a new glazed door to the North West elevation in the existing opening, the glazing of the existing barn-door opening on the Eastern elevation, the creation of a new 'arrow-loop' style slimline window on the North West elevation, and the installation of 2 roof lights on the Northern side of the roof pitch.

All new windows and doors are proposed to be timber-framed.

Site Description

The proposal site is a C19th agricultural barn that is currently unused and unoccupied. The structure features a slate roof and large Eastern barn door. Otherwise, the site is not listed and neither is it considered a building of local heritage and neither is it within any Conservation Area. The area in general is rural and highly agricultural in character with extremely low density residential development, most of which within view is C20th in design and construction.

History

None relevant

Consultation Responses

Local Residents

One local resident submitted a comment offering support to the proposals.

Cllr Bingham - Ward Member

It would be good to see a disused building brought back into use and given the lack of 1 bedroom properties locally, this proposal is filling a need.

Local Highway and Lead Local Flood Authority

No objections

Environmental Protection Officer

Requests that the full land contamination condition be imposed.

Lincolnshire Bat Group

Asks that a wildlife survey be requested of the applicant.

Welland and Deepings Internal Drainage Board

If surface water should ever need to be drained into an IDB drain, it would require the prior written consent of the IDB and the necessary fees would need to be paid. No Objections.

Planning Considerations

Principle of development and South East Lincolnshire Local Plan (2019) Policy 23

Whilst the proposal is outside of the defined settlement boundary, as this is a barn conversion, it falls under the controls of Policy 23 of the South East Lincolnshire Local Plan (2019) which states;

"Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

- 1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;*
- 2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;*
- 3. the proposal is in keeping with its surroundings;*
- 4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and*
- 5. development leads to an enhancement of the immediate setting of the building."*

It is the opinion of the Local Planning Authority that this proposal meets all five of the above criteria as the building included in the proposal is fit for conversion; is of architectural and historic merit as a non-designated heritage asset insofar as it is a fine example of a vernacular agricultural building. The proposal makes only modest changes to the external qualities of the structure, with no alteration in size or footprint and make use of vernacular materials making them sympathetic to both the buildings themselves and the wider area. Finally, the extant structure whilst structurally sound is in a poor visual condition. Refurbishment will lead to the enhancement of the appeal of the site and the wider area.

For the above reasons, the principle of development is deemed to be acceptable.

Design and Layout

The Local Planning Authority wishes to propose no amendments to the design or layout of the proposal. This is because, the proposed design of the structure is only amended by the installation of new windows and doors, using vernacular materials and the installation of 2 new roof lights. The proposed layout is sufficient to meet the proposed need as a 1 bedroom residential property.

Heritage Impact

The proposal site is neither listed nor in a conservation area. However, as a fine example of vernacular agricultural architecture, this site could be considered a non-designated asset and an integral part of the local historic agricultural scene. Therefore it is important that weight is given to the avoidance of stripping of heritage values from the site. The proposed works do not propose to alter the way that the structure appears save for the replacement of windows, glazing the current barn-door opening, and the fitting of 1 new small window and 2 rooflights. The general architectural styling is retained and is not masked by any of the proposals. Therefore, by doing so and by bringing in a disused building back into regular use, preventing progressive damage and deterioration, this proposal should be considered to help to enhance the historic environment in line with Section 16 of the National Planning Policy Framework (2019).

Residential Amenity

The Local Planning Authority does not consider there to be any creation of risk to Residential Amenity of any neighbouring properties. The proposed works make no alterations to the scaling and massing of the structure and therefore there is no enhanced risk of overshadowing to any residential properties. Furthermore, any new windows are proposed to be at ground floor level or above eye height and facing to the North, away from any nearby residences - therefore, there is no risk of overlooking presented by this application.

Parking Provision

The proposal plot is large in comparison to the size of the property. The existing gravel driveway is more than sufficient to meet the parking requirements of a 1 bedroom property. this is not proposed to change.

Planning Balance

This application would lead to the creation of a new residential dwelling outside of the defined settlement boundary. However, as this is a barn conversion and meets the requirements of the relevant policy (23) of the South East Lincolnshire Local Plan (2019) and because the proposal is sympathetic in design and materials, it is declared that on balance, this proposal is acceptable.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policies 1, 2, 3, 4, 11, 17, 23, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 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.