

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0258-19 **Applicant:** Mr Andrew Tyrie
Proposal: Replace existing conservatory with sun room and minor internal alterations
Location: Lime Tree Cottage 14 Town Drove Quadring
Terminal Date: 30th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2019

NPPF. February 2019.

Paragraph 11
Section 16

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The proposal is for a replacement oak framed and glazed Sun Room, with a pitched clay pantile roof. This extension is to make use of the existing foundations and brickwork base of the existing conservatory, therefore maintaining the same footprint.

The main addition to this form was the inclusion of a masonry chimney stack, providing the Sun

Room with a wood burner. This stack would have stepped out of the existing footprint slightly, and be taller than the adjoining single-storey building, to conform with the clearance required as set out in Part J of the Building Regulations.

However, following negotiations involving the Lincolnshire County Council HER Officer the chimney has been substituted for a narrow flue with significantly less visual impact.

In addition to this, the internal arrangement of the single-storey element will be reconfigured, to provide a useful kitchen and dining space, flowing through to the south-facing Sun Room.

The applicant states that the design will use sympathetic traditional materials to compliment the listed building. This includes retaining the matching brickwork base, and provided a new oak frame with frameless glazing. The roof will be pantiles to match the rest of the dwelling, and terminate with a gable to continue the same language throughout.

Guttering will be black aluminium to match that of the existing. The French doors will be in the same place as the existing conservatory, and be constructed in matching oak.

The scale of the proposed extension is on the same footprint as the existing conservatory brick base, with the exception of the chimney stack which projects outside of the original footprint by 1800x720mm.

Being situated at the rear of the building and site, this element will have no impact on the immediate neighbours to the east, and very little bearing on the streetscape.

The Sun Room will be used in the same form as the existing conservatory, as a link to the outdoor garden spaces. That being said, the current conservatory is underused due to its poor design. The new proposals to the internal space of the single-storey wing will further improve the relationship and use of the Sun Room element.

The existing conservatory is of poor construction in rotting timber, single glazing and polycarbonate roofing. This space is rarely used in the winter months due to its poor thermal characteristics. The replacement Sun Room would make use of modern double glazing and a fully insulated roof. The addition of a wood burner would allow sustainable heating in the colder months, allowing the space to be used comfortably all year round.

Access arrangements into the building are unchanged, with all existing door openings retained. Access within the existing dwelling is improved by the demolition of the internal walls within the C20th Century single-storey element and subsequent relocation of the open plan kitchen/diner.

The proposals would not adversely impact upon the street scene or wider area.

There are no objections from any parties and there is not likely to be any material loss of amenity to any party nor to any interests of acknowledged importance.

Site Description

The property is located on Town Drove in Quadring, Lincolnshire. Lime Tree Cottage is a Grade II listed late C18 two-storey cottage, sideways on to the road, with a more modern 20th century single storey wing to the rear, and finally a 21st century conservatory to the rear of the single-storey building.

The existing cottage and more recent addition are gable ended in form, finished in brickwork with clay pantile roofs and painted timber joinery.

The 21st Century timber conservatory at the end of this wing is of poor construction and architectural merit, whilst also in a poor condition at the end of its useful life.

History

None relevant.

Consultation Responses

Lincolnshire County Council HER:

-comments regarding chimney design - confirmed that they consider the Flue to be better.

Planning Considerations

South East Lincolnshire Local Plan - Adopted: March 2019

Policy 01 Spatial Strategy

Policy 02 Development Management

Policy 03 Design of New Development

Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

These proposals conserve the historic significance of the Listed Building and are compliant with Policy 29.

The proposal is for a replacement of the existing conservatory with a Sun Room of roughly the same footprint and scale. This is therefore an alteration to the listed building in question, although this Sun Room is directly connected not to the original C18th cottage, but that of the C20th extension.

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he replacement Sun Room is of sympathetic design and material construction, complementing the existing building and surround character, enhancing the existing listed building. The existing conservatory, in contrast, is of poor architectural design and does nothing but detract from the existing building. It is therefore considered that in relation to the Listed Buildings and Conservation Areas Act 1990, the Sun Room is not an alteration that "would affect its character as a building of special or historic interest".

The replacement Sun Room is of simple rustic design, in keeping with the cottage feel of the property, the form matches the extruded gable shapes of the existing built elements, with each eaves and ridge height stepping down as the building moves further into the plot. The addition of a flue is acceptable, and although is higher than the ridge of the single-storey element, is still lower than the main cottage.

Conclusion

The replacement Sun Room is sympathetic to the existing dwelling, surrounding buildings and neighbourhood in general. The proposal uses sympathetic materials, as well as keeping to the same scale and form as the existing conservatory, matching the stepped nature of the building in its entirety. As such the proposal does nothing but enhance the listed building aesthetically, far improving on the existing conservatory, whilst also improving the overall use of the building through its reconfiguration.

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance against other relevant factors.

It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission 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 interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.