DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-1183-19**	**Applicant:**	**Mr & Mrs Clark**
Proposal:	Conversion of existing barns to 2 dwellings		
Location:	The Laurels Wood Lane Quadring Eaudike		
Terminal Date:	25th April 2020		

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
23	The Reuse of Buildings in the Countryside for Residential Use
28	The Natural Environment
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC	0	0	0	1

ENVIRONMENT OFFICER				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the conversion of existing barns to two dwellings at The Laurels, Wood Lane, Quadring Eaudike. One dwelling would be sited solely at ground floor level and contain two bedrooms, a bathroom and a combined kitchen, breakfast, lounge area.

The other dwelling would have a kitchen / breakfast area, lounge and a bathroom at ground floor level. A large landing and two bedrooms would be sited at first floor level.

The existing materials are to be re-used where possible with any new materials to match existing, and to repair/rebuild as much as possible where needed. The existing openings have been utilised and restored where possible, in particular creating the central glazed element to barn 2 (2 storey barn).

Proposed drainage for the dwellings would be via soakaways with foul sewage disposed of via a septic tank. Boundary treatment would be a 1.2 metre high Lincolnshire post and rail fence with a border of natural hedge plants.

The application is supported by a structural survey and a screening assessment was submitted to support the application at the request of the SHDC Environmental Protection Officer.

Site Description

The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and designs. The current use of the site is agricultural and is in Flood Zone 1.

The barns in question are constructed of brick and pantile, and have traditional openings. There is a timber lean-to that would be removed.

The site has no adjoining residential neighbours save for the primary dwelling on the site.

History

H15-1058-17

Lawful Use Certificate - Proposed extension and alterations to Laurel House - Refused - 11 January 2018.

H15-0065-18

Prior Approval - Proposed rear extension to Laurel House - Approved - 13 August 2018.

Consultation Responses

LCC Highways & SUDS Officer

No objections

LCC Historic Environment Officer

Does not recommend the need for further historic building recording requirements.

SHDC Environmental Protection Officer

Has reviewed the screening assessment form and recommend that the full land contamination condition be applied at this location.

Officer note - the applicant agrees to the pre-commencement condition.

Lincolnshire Wildlife Trust

No objections. Have considered the submission and the preliminary ecological appraisal and bat survey look well presented and are from a known, reputable ecologist. The ecological appraisal considers biodiversity net gain supported in the NPPF and soon to be mandated under the new Environment Bill. I would suggest that all recommendations within both reports should be followed.

Planning Considerations

Principle of use and conversion

Rural buildings, such as brick-built barns, can make a significant contribution to the character of an area and so there is a concern that they should not remain vacant, under-used or become derelict, detracting from the visual character and quality of the designated Countryside.

However, not all buildings in the Countryside are suitable for conversion as they may be of insubstantial construction, of poor design or not in keeping with their surroundings. Buildings to be converted should be structurally sound and proposals which require significant extension, alteration or rebuilding will be not acceptable.

Policy 23: Reuse of Buildings in the Countryside for Residential Use, sets out

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.

Where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

The buildings in question are attractive and substantial in nature and structural evidence suggests that conversion is possible.

The conversion details are considered to be acceptable and the retention of the buildings in an improved form would be an enhancement of the immediate setting of the buildings.

The proposal is therefore policy compliant.

It is recommended that the permitted development rights are removed via conditions, to prevent alterations and domestic paraphernalia.

Visual Impact

This is set out above; the retention of the buildings in an improved form would be an enhancement

of the immediate setting of the buildings

Land contamination

The Council's Environmental Protection Officer has suggested a pre-commencement condition to which the applicant has agreed. The resultant details and acceptability will be dealt with at that time.

Wildlife

A survey has been submitted that is considered to be acceptable and a condition to ensure compliance is suggested.

Highway matters

The conversion and use of these barns would not have a detrimental impact on highway or pedestrian safety.

LCC Highway officers raise no objection to the proposals.

Residential amenity

The site has no adjoining residential neighbours save for the primary dwelling on the site.

Archaeology

The LCC Historic Environment Officer does not recommend the need for further historic building recording requirements.

Conclusion

In the light of the above it is considered that the proposal would lead to an acceptable and policy compliant conversion of these barns to two dwellings.

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.