

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0032-19 **Applicant:** Mr & Mrs D Sanderson
Proposal: Change of use of barn to residential dwelling including extension
Location: Land Adjacent: Spearpoint Farm Horseshoe Road Spalding
Terminal Date: 4th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
23	The Reuse of Buildings in the Countryside for Residential Use
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 5 - Delivering a sufficient supply of homes
 Section 12 - Achieving well-designed places
 Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a change of use of a barn to a residential dwelling including extension on land adjacent to Spearpoint Farm, Horseshoe Road, Spalding.

There is an extant permission (H16-0076-16) for the conversion of the barn plus extension which expires on 22nd March 2019. This application is effectively a resubmission of the same scheme.

Site Description

The building in question is a barn set within the wider grounds of a property known as Spearpoint Farm, which is situated to the east of the barn. The barn appears to have some historic merit and be structurally sound overall. Access is via a narrow track leading from Horseshoe Road, off which there are a number of horticultural premises. There are agricultural fields to the north and west and South Drove Drain is to the east.

Representations

LCC Historic Environment Officer - Reiterates comments made on the previous proposal re importance of preserving traditional farm buildings. Recommends standard archaeological conditions are imposed.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

SHDC Environmental Protection - Requests note relating to unexpected contamination.

Material Considerations

- Principle
- Residential amenity
- Highways

Principle

The previous application was assessed against Policy HS16 of the South Holland Local Plan (2006) which allowed for barns of historic merit to be converted to residential use. The South Holland Local Plan has since been replaced by the South East Lincolnshire Local Plan (2019) (SELLP) but the SELLP also contains policy provision for such changes of use, in the form of Policy 23: The Reuse of Buildings in the Countryside for Residential Use. It is a criteria based policy which is broadly similar to Policy HS16 that it effectively replaces. This states that:

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.

In terms of the above, the building appears to be structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding. An extension is proposed off the western elevation, however this is of reasonable scale when compared to the existing barn and would be replacing a previously demolished extension on that side to reflect the original character and appearance.

The barn is a traditional farm building, and a type of structure which is increasingly under threat from dilapidation or demolition, and is therefore worthy of retention.

Existing window openings would be utilised, with the only new windows being rooflights. The existing lean-to structure would be upgraded to form part of the proposed dwelling. It would therefore retain its original character and appearance and part of the building which had previously been demolished would be re-instated.

The proposal would not have a material impact on the immediate setting of the building as the surroundings appear to be generally well kept.

Residential amenity

An acceptable standard of residential amenity appears to be capable of being achieved in terms of internal accommodation and there is enough land surrounding the barn to provide adequate external amenity space.

The separation distance between the barn and existing dwelling adjacent is approx. 20m which is acceptable in terms of ensuring privacy.

Highways

The building is accessed by a narrow lane which is shared with existing horticultural uses and dwellings. The Highways Authority have not objected.

Flood risk

The site is located within Environment Agency Flood Zone 2 and is identified in the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) as being in an area of no hazard. Sleeping accommodation would be at first floor level. This is acceptable.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3, 4 and 23 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation therefore is for a delegated approval.