

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H17-1140-18 **Applicant:** Mr M Garner
Proposal: Change of use of agricultural building to dwelling (Use Class C3)
Location: The Chestnuts Cheal Road Gosberton
Terminal Date: 7th January 2019

Planning Policies

Local Plan July 2016:

HS16	Conversion of Redundant Rural Buildings to Residential Use
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

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
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the change of use of agricultural buildings to a dwelling at The Chestnuts, Cheal Road, Gosberton.

The proposal is for a 4 bedroom dwelling. A modern and contemporary frameless glass link would be incorporated into the entrance area to bring the range of buildings together whilst keeping them apart visually. No other extensions are proposed. All existing and bricked up openings would be utilised therefore negating the need for additional external openings. Floor level door openings would be bricked up to the height of the new finished floor level. Existing ridge and eave heights would be retained. Internal sub-division would be kept to a minimum and existing rooms and openings would be utilised where possible. All new doors and windows would be timber. The existing steel structures on the eastern and southern sides would be removed.

The central fold yard would be reinstated to form an enclosed amenity space comprising of a landscaped courtyard, lawn and patio areas.

The existing in/out driveway for The Chestnuts would be split for separate parking and turning areas for the existing and proposed dwelling.

Site Description

There are three brick built barns on the site which form a traditional 'U' shaped footprint. These have a historic character, however they are flanked by shelter like structures constructed from corrugated steel sheets on the eastern and southern sides which are of no architectural or historic value. The central crew yard area is covered by modern pole barn type additions.

The barns are set within a large plot with grassed land surrounding on 3 sides. There is an existing dwelling to the west. There are a small number of other dwellings in the vicinity.

Representations

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

SHDC Environmental Protection - Requests standard contaminated land condition.

Material Considerations

Policy HS16 of the South Holland Local Plan (2006) makes provision for the re-use of redundant rural buildings for a residential use. This is subject to the Council being satisfied that the building is unsuitable for employment use or that there is no demand for suitable employment use in the locality. The building should also be of historic/architectural merit and be suitable for sympathetic conversion without the need for significant extension or alteration. This policy is in accordance with advice within Paragraph 55 and also Section 16 of the National Planning Policy Framework (2018).

Addressing the above, an economic use is not considered to be wholly appropriate in this location due to the narrow width of Cheal Road and the surrounding roads and the proximity to the residential dwelling known as 'The Chestnuts'. The group of buildings are considered to have a historic character. The exact date of construction is unknown, but it is likely that they would have been constructed during the late 1800s to early 1900s. The proposal would be a means of retaining the group of buildings and putting them in to active use. The buildings are of permanent and substantial construction and the submitted structural survey has demonstrated that the buildings are capable of conversion without significant rebuilding. The only extension proposed would be a small frameless glass link structure to bring two of the buildings together. This would be modern in nature but would have the benefit of allowing the existing buildings to remain seen. Furthermore, the design has also been sympathetic in that all existing and bricked up openings would be utilised (with timber windows and doors installed) and no additional external openings constructed. The buildings are capable of providing a reasonable standard of residential amenity without the need for significant extension or alteration - Internal sub-division would be kept to a minimum and the accommodation would not be cramped.

Residential amenity

There have been no neighbour objections and it is not considered that the proposal would have a material adverse impact on the residential amenity of other properties nearby. A good size external amenity area would be retained for the existing property to the west and there would be no issues of overlooking due to the positioning of windows on the western facing elevation.

Protected species survey

An Ecology and Protected Species Survey has been submitted in support of the application. This survey indicates that Buildings 2 and 4 are used or have the potential to be used by single/small numbers of pipistrelle and/or brown long-eared bats. It therefore recommends that further survey work on Buildings 2 and 4 will be required in accordance with the Good Practice Guidelines (2016), to ascertain the access points, the type of roosts and the frequency of use by bats. This will involve a single evening emergence/dawn re-entry survey on each of Buildings 2 and 4 during the active season for bats (April-September). This further work shall be conditioned.

Flood risk

The submitted Flood Risk Assessment identifies that the site is within Environment Agency Flood Zones 1, 2 and 3a and that floor levels should be set at a minimum level of 3.35m OD. This would involve raising the southern barn by approximately 0.5m. The northern section of the barn conversion is already at a level of 3.7m OD. The plans indicate that the raised levels can be accommodated within the existing structure without a significant impact on the appearance of the building. The eaves and roof height would remain as existing. The lower part of the door openings on the southern elevation would need to be part bricked up to accommodate the raising of the floor level, however this elevation is that the rear and so would not have a significant adverse impact on character and appearance.

Conclusion

Given the above, it is considered that the proposal accords with Policies HS16, SG14 and SG17 of the South Holland Local Plan (2006), as well as Sections 12 and 16 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.