DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0756-19**	**Applicant:**	**Mr & Mrs Karadia**
Proposal:	Conversion of barn into additional accommodation including extension and outdoor swimming pool		
Location:	Avenue Farm House Avenue Farm Road Sutton Bridge		
Terminal Date:	4th October 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

Section 12 - Achieving well-designed places.
Section 16 - Preserving and enhancing the historic environment

Representations:

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

The proposal is for the conversion of a current barn/storage/agricultural building into a garage/pool house and the installation of a swimming pool. Permission was granted for the building to be converted and a swimming pool to be installed under application H18-0407-15 (for which conditions were discharged under H18-0237-17). However, the applicant's design plans are, in this application, significantly different in terms of aesthetics and layout to the 2015 application, but it is identical in terms of principle.

It is proposed that the ground floor of the western portion of the building will be used as a triple garage, with entrance achieved via 3 large wooden coach house style doors. It is proposed to extend the eastern wall of this portion of the property slightly further eastwards to allow more suitable room for motor vehicles. The western elevation of the southern wing is also to feature a large wooden coach house door which will provide access to a 'Plant Room' which will house the equipment necessary to service the proposed pool.

The remainder of the southern wing is to be used as a changing room, steam room, WC and shower and will remain single storey. Access will not be achievable via the proposed 'Plant Room' and will instead be achieved via the characterful pre-existing arched entranceway on the southern elevation that will be retained as a key design feature. The eastern-facing doorway on the southern wing is to be filled in using appropriate brickwork and two new Georgian style windows to be placed on that wall.

A large, wooden-framed covering is proposed to be positioned off the eastern elevation of the structure and will provide an open air covered dining/leisure area. The covering is proposed to extend over a portion of the proposed swimming pool. To create space for the shelter, it is proposed that a portion of the existing wall be demolished. Additionally, it is proposed that an outside-facing fireplace be constructed along with associated full-length chimney which will extend upwards through the wood-frame shelter. It is proposed this fireplace would service the outdoor seating/dining/leisure area. In addition, the single floor eastwards projection that is currently existent on site would be re-roofed and used as a lounge/living room area featuring wood-frame, Georgian style French doors on the Eastern elevation. To seal this element of the proposal, a southern wall will need to be built in the absence of the wall proposed to be demolished. Completion of this wall will create an open-air alcove within which the wood-frame shelter is proposed to sit.

With regards to the first floor, a mezzanine floor is currently in place in the roof space. It is proposed that, that will be removed and a fully-fledged 1st floor will be created above the proposed triple garage, with access gained via a new staircase starting in the southern wing of the structure. It is proposed that this space will be used as a games room and storage area, with a series of 4 conservation style roof windows (3 on Western elevation, 1 on Eastern elevation) providing natural light to this roof space.

The current asbestos sheet roofing is to be completely replaced with sympathetic, slate roof tiles and all existing windows are due to be replaced with wood frame, Georgian-style, sliding sash windows. This will also apply to all new windows/window openings proposed on the structure.

Finally, it is proposed that the current vegetable garden to the East of the property be converted to use as pool/paved poolside area, with new landscaping to the immediate South and North of the poolside.

Site Description

The site is a barn that is currently being used as a garden equipment storage building. It is not listed or in a Conservation area. However, both the barn and the house to which it is associated (Avenue Farm House) are non-designated heritage assets. The barn itself appears C18 in design and is constructed of period brickwork. However, it has, at some point, been re-roofed using asbestos sheeting. Under a previous application, permission was granted to re-tile the roof using slates and this has been done on the southern wing of the structure. However, Asbestos sheets still form the roof of the main wing of the building. Avenue Farm House, the main property on the curtilage, is also characterfully C18 in design and is constructed using matching brick. Although it is not listed, it is incredibly important to the overall character of the area and is, itself a handsome example of

Georgian architecture.

The area surrounding the property is largely completely rural and sits in open countryside. Only a small number of neighbouring properties exist to the East of the property and some functioning agricultural buildings exist to the immediate North of the site.

The curtilage is large and features period appropriate landscaping. Most of the property is shielded from outside view by a hedge/tree lined border.

History

H18-0237-17

Details relating to archaeological investigation (conditions 9, 10 and 11 of H18-0407-15). APPROVED on 20/04/2017

H18-0407-15

Conversion of barn, alterations and erection of swimming pool. APPROVED on 05/08/2015

Consultation Responses

Historic Environment Officer

As the building is a non-designated heritage asset, normally, historic building recording would have to take place. However, this was performed under application H18-0407-15. Therefore, no further recording is required.

Environmental Protection Officer

The applicant should complete a Screening Assessment Form (SAF) before determination. If the applicant does not wish to complete an SAF, then the full land contamination condition needs to be applied by default.

After receiving the SAF, the Environmental Protection Officer had the following additional comments;

Recommends that a condition be applied to the application whereby, in the event that any contamination is found at any point during construction that was not previously identified, an investigation and risk assessment must be carried out in accordance with details agreed with Environmental Health. Where remediation would be necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health.

Planning Considerations

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. The proposals are sympathetic in design to the rest of the structure and the site as a whole. The development does not represent an over-proliferation of development on the site or in addition to the subject structure and amount to what can only be considered to be a small-scale development, especially given the scale of the site.

The proposed pool is modest in scale and in conjunction with the associated landscaping will improve the visual qualities of what is currently a largely unused and unkempt corner of the curtilage

The proposed development is deemed to be appropriate in terms of size and layout to service its proposed use as a structure ancillary to the enjoyment of the proposed pool and the residential property (Avenue Farm House) as a whole.

Heritage Impact

Although the property is not listed or within a Conservation Area, both it and its host property are recognised as Non-Designated Heritage Assets. With this in mind, however, it is not considered that

the proposed works would have any significant negative impact upon the significance of these heritage assets. This is because the proposed works appear to be highly sympathetic in design.

it is proposed that all new windows and doors will be painted timber. The proposed window treatments show that they will be of an appropriate, Georgian, sliding-sash style and the additional garage/plant room doors are to be of an equivalently appropriate coach house style. The roof windows are proposed to be of a conservation style

The proposals additionally include the replacement of the current asbestos sheet roofing with period appropriate slate tiles. This will provide a substantial improvement to the character of the building.

Additionally, the proposed works, including creation of pool and associated paving and landscaping, will bring into use what was an otherwise largely unused historic building that is being used solely as storage that is surplus to the requirements of the property, which is no longer a functioning farm. To do so will uplift what is currently a draw from the aesthetic qualities of the host property and site, especially as the proposed pool and landscaping will tidy up a currently overgrown and non-landscaped portion of a period correct, landscaped Georgian garden.

For the reasons listed above, it must be considered that the proposals both PRESERVE and ENHANCE the qualities of both heritage assets and the Historic Environment at large.

Conclusion

For the reasons listed above, it is determined that the proposals are in compliance with Sections 12 and 16 of the National Planning Policy Framework (2019) and policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (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.