

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0167-19 **Applicant:** Mr Bacon

Proposal: Demolition of existing barn and erection of new building to use as residential dwelling - approved under H19-0757-18. Modification of Conditions 2, 7 & 9 to allow amendments to previously approved plans to include doors and windows

Location: Land North The Oaks 251 Broadgate Road Sutton St Edmund

Terminal Date: 11th April 2019

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
11	Distribution of New Housing
29	The Historic Environment
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 5, 12, 14, 15 and 16

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The site is part of an area of land that has planning permission for a change of use of 3 no.

redundant farm buildings to residential (ref. H19-0852-15 and H19-0838-18 which was a section 73 modification).

However, planning permission was also granted in October 2018 to demolish one of the three barns and replace it with a building of similar design/appearance (ref. H19-0757-18). This application is to modify conditions 2, 7 and 9 of H19-0757-18 to allow amendments to previously approved plans to include doors and windows. More specifically:

Condition 2 - amend plan PL01A with PL01B (window changed for bi fold door and rear extension clad in black cedar weatherboard);

Condition 7 - doors to be upvc anthracite grey;

Condition 9 - windows to be upvc anthracite grey.

Work has commenced on site.

Material Considerations

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located within Sutton St Edmund Settlement Limit as defined in the South East Lincolnshire Local Plan, 2019 and this is a variation of an extant permission (ref. H19-0757-18). No objections are therefore raised in principle.

The proposed building would replace the existing barn, which is a non-designated heritage asset. Whilst the Authority would normally seek the retention and conversion of the existing building its removal is difficult to resist in this case because it is not a listed building or within a conservation area. It could therefore be demolished without planning permission and the site is within the defined settlement boundary within the new local plan. The alternative option, therefore, is to seek a replacement that reflects the character/appearance of the existing building. The proposal is considered satisfactory on balance. It would be difficult to resist on grounds that it would materially harm the character or appearance of the rural locality or the setting of St Edmund's Church further to the north..

It is considered that the proposal would not materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, noise and disturbance, etc. This is taking into consideration the previous use as part of a farm yard.

Highway Safety - The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

Flood Risk - The site lies within Flood Zone 2 of the Environment Agency's Flood Maps. However, the Council's hazard map in the South Holland Strategic Flood Risk Assessment (SFRA) concludes that the site would be unaffected in the event of a breach of flood defences. In terms of the exceptions test, 300mm finished floor levels are recommended.

Contamination - Condition 17 of H19-0852-15 included a requirement for consideration of land contamination. This was discharged under H19-0329-16. Environmental Protection has since advised that their database shows unknown filled ground around 50m from the site which was not identified during the previous desk study and as such the applicant may wish to incorporate this into the conceptual model. They therefore requested that an informative be added to any planning permission.

Archaeology - Condition compliance application H19-0329-16 approved an archaeological specification for this site. An archaeological report is still awaited. This can be addressed by means of a condition.

Recommendation - That the application be approved under delegated powers, subject to conditions.