

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-1108-18 **Applicant:** Mrs P McCarter
Proposal: Conversion of three barns into dwellings
Location: Adjacent To 66 Broadgate Sutton St Edmund Spalding
Terminal Date: 31st December 2018

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
HS16	Conversion of Redundant Rural Buildings to Residential Use
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 12, 14, 15 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	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
RESIDENTS	2	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought to convert three existing barns on site to the following:

Barn 1 - 3 bed 2 storey dwelling;
Barn 2 - 2 bed single storey dwelling;
Barn 3 - 3 bed two storey dwelling.

The application is accompanied by an ecological survey which recorded extensive barn owl and little owl evidence and some bat activity. Mitigation measures would therefore be required if permission was forthcoming.

Site Description

The barns are situated on the eastern side of Broadgate within an existing farmyard, which also includes a large Nissen style building. The buildings are predominantly of red brick construction with a corrugated iron or asbestos roof. A row of trees are located along the site's frontage. A pair of semi-detached houses is situated immediately to the south of barns 1 and 2 and to the west of barn 3. It is understood that the properties have an easement/right of way over the site.

Policies/Constraints

Outside a defined settlement limit.

Barn 1 is within Flood Zone 3 of the Environment Agency's Flood Maps and the remainder of the site is within Flood Zone 2. It is within an area designated as no hazard within the SHDC Strategic Flood Risk Assessment.

Representations

Sutton St Edmund Parish Council - Supported.

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

Environmental Protection - I have reviewed the Initial Contamination Report by Swann Edwards Architecture 'Barn conversions at Land Adjacent 66 Broadgate, Sutton St Edmunds'. However our records show that the site is immediately adjacent to an historic landfill and therefore I request the full contaminated land condition at this location.

Public - Concerns received from local residents (summarised):

Remote from public transport routes and local services and facilities; Reliance on motor vehicles and increase carbon emissions; Damage intrinsic character and appearance of the open countryside and encourage further applications of a similar nature; Overlooking/lack of privacy; Light pollution; Noise and disturbance; Barns have been used by barn owls and little owls for roosting and breeding; Bats roosting and breeding in barns - proposal would destroy their roosts; Obstruct right of access to rear of neighbouring property to maintain/service cesspit, etc; Possible structural damage to neighbouring property; Obstruction of views; Loss of services during construction work; Barn 2 has a shared wall with neighbouring property - cause damage to workshop.

Material Considerations

The main issues in this case are:

- Policy/Sustainability;
- Character/appearance;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk, drainage and ecology.

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 proposed development is outside a defined settlement limit within the South Holland Local Plan, 2006. Saved Local Plan Policy HS7 indicates that new housing will only be permitted in such locations where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing.

Neither of the above is applicable in this case. Consequently, the proposal is in conflict with Policy HS7. However, Local Plan Policy HS16 exceptionally makes provision for the re-use of existing buildings to a residential use outside defined settlement limits, subject to compliance with the following criteria:

- 1) The Council is satisfied that the building is unsuitable for employment use or that there is no demand for suitable employment use in the locality;
 - 2) The building is of permanent and substantial construction and is capable of conversion without significant rebuilding;
 - 3) The building is of architectural or historic merit and makes a positive contribution to the character and appearance of the landscape and conversion can be achieved without adversely affecting that merit;
 - 4) The design of the scheme, materials of construction and detailing are sympathetic to the character and appearance of the building;
 - 5) The building is capable of conversion without the need for significant extension or alteration.
- The above is in accordance with paragraph 79 of the National Planning Policy Framework, 2018. The latter indicates that planning decisions should avoid new isolated homes in the countryside unless there are exceptional circumstances. They include the re-use of redundant or dis-used buildings where the development would enhance the immediate setting.

Assessing the proposal against Policy HS16, an industrial use is not considered to be the most appropriate use in this location in close proximity to residential property. The buildings are of some historic merit and the proposal is a means of retaining the buildings and bringing them back into active use. The buildings are of permanent construction and the submitted structural reports indicate that they are capable of retention and conversion. The proposed conversions are considered to be sympathetic and the scheme would enhance the present appearance of the site. The proposal does not conflict with the objectives of Policy HS16 and is in accordance with advice within the Framework.

In terms of amenity, a pair of semi-detached houses is situated immediately to the south of barns 1 and 2 and to the west of barn 3. A bungalow is situated to the North-West on the opposite side of Broadgate.

Building no. 1 is some distance from neighbouring property. Building no. 2 is single storey with an emergency roof light. Its southern elevation adjoins a neighbouring domestic workshop. Building 3 has openings on its western elevation but is situated well back from the neighbouring dwellings. Taking the aforementioned factors into consideration it is considered that the amenity of the nearby residents would not be materially harmed in terms of overlooking, lack of privacy, overshadowing, light pollution, noise and disturbance, etc. Although it is appreciated that there may be some disturbance during the construction phase it would be temporary.

Blockage of view is not a material planning consideration. Matters raised by third parties relating to such matters as rights of way/easements, party walls and possible structural damage fall outside the remit of planning and are separate legal matters.

LCC Highways has raised no objections to the scheme on highway safety grounds.

In terms of flood risk, barn 1 is within Flood Zone 3 of the Environment Agency's Flood Maps and the remainder of the site is within Flood Zone 2. However, the flood maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test

The SFRA indicates that the site is within an area designated as no hazard. Consequently, the proposal satisfies the sequential test.

Foul water would be disposed of to a package treatment plant and surface water to soakaways. These matters can be dealt with by means of a condition(s).

The application is accompanied by an ecological survey which recorded extensive barn owl and little owl evidence and some bat activity. Mitigation measures are therefore required as per the survey.

Environmental Protection has reviewed the Initial Contamination Report by Swann Edwards Architecture 'Barn conversions at Land Adjacent 66 Broadgate, Sutton St Edmunds'. However their records show that the site is immediately adjacent to an historic landfill and therefore request the full contaminated land condition at this location.