DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H20-0436-20**	**Applicant:**	**Mr & Mrs R Cockerton**
Proposal:	New outbuilding for workshop and storage		
Location:	Sandygate Farmhouse Sandygate Sutton St James		
Terminal Date:	30th July 2020		

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

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the erection of a new outbuilding in the grounds of the Grade II listed Sandygate Farmhouse. The intended use of the new structure will be as a workshop and garden storage building.

The proposed building will be 7.38m in width x 4.88m in depth and will be brick built, with a terracotta pantile roof and black ship-lap boarding above a matching brick lower, in order to mimic the visual qualities of the adjacent and surrounding black barn style outbuildings. The structure would consist of 3 rooms, a workshop, a storage room and a W/C.

The proposal features doors and windows to match the extant outbuildings in that they will be timber and painted black in colour.

The proposed structure will replace an existing Chicken Coop building

Site Description

The proposal site is a Grade II listed farmhouse, the Historic England listing description reads as follows;

"Farmhouse. Late C18. Red brick. Pantile roof. 2 gable stacks. Brick coped gables with tumbling. 2 storeys plus garret, 3 bays. Central doorway with panelled door and overlight. Either side are single plain sashes with margin lights. 3 similar sashes above. All openings under segmental arches. Outshut to rear also tumbled."

The property also features several curtilage outbuildings including a storage building set to be adjacent of the proposed structure, and a large, similar black barn building to the eastern end of the curtilage. This proposal seeks to replace the extant chicken coop building which is a non-original timber structure which does appear to be in a poor state of repair.

The area in general can be considered to be open countryside, being entirely surrounded by agricultural land, and no other properties being within close proximity.

The immediate surrounding area does not feature any additional Heritage Assets.

History

H20-0968-12

Proposed alterations to south west elevation of approved barn. APPROVED on 17/01/2013

H20-0074-13

Details of window frames, external doors and timber cladding (Conditions 5, 7 and 8 of H20-0968-12). APPROVED on 21/02/2013

Consultation Responses

Sutton St James Parish Council

Concerned about the potential for overdevelopment of a listed site and would prefer to see some protection against the proposal becoming an independent residential unit. Overall wishes to raise no objections.

Planning Considerations

Consultee comments

The Local Planning Authority acknowledges the comments and concerns raised by the Sutton St James Parish Council. Whilst, given the amount of extant outbuildings there are on site, there certainly is potential for future 'overdevelopment' it is not felt that the addition of a single, modestly sized outbuilding will amount to that in this instance. Furthermore, the historic context of the site is one of an operating farm, therefore, the existence of appropriately styled outbuildings is felt to be appropriate, in this instance, to the overall character of the property. With regards to the concern over the potential use of the proposal as a separate dwelling given the inclusion of services (water, electric) and the interior subdivision, the local planning authority will seek to mitigate this risk by means of condition, tying both the outbuilding and the host property together at point of sale and restricting its use to members of the household.

Heritage Impact

The Local Planning Authority deems there to be no risk presented to the character or value of any

heritage assets, including the host property. This is because the proposal is designed in a sensitive manner, making use of appropriate materials such as matching brickwork, ship-lap boarding and terracotta tiles in order to give the appearance of a vernacular 'black barn' agricultural building which is a style commonly found employed in historic and heritage conservation proposals in the wider area. Furthermore, by replacing the existing non-original chicken coop building this proposal is enchaining the setting of the listed building by removing the unsightly structure, which does not match its surroundings in either style or materials.

Design and Layout

The Local Planning Authority seeks no amendment to the Design or Layout of the proposals. As explained above, the design is considered to be appropriate to the proposal site, due to its employment of traditional materials and the vernacular 'black barn' style.

The proposed layout is considered to be appropriate to the proposed use of the site as a workshop and storage building with W/C facilities.

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) in addition to Sections 12 and 16 of the National Planning Policy Framework (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.