

Development Management Delegated Decision Report

B/21/0231



SUMMARY OF APPLICATION

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Application Reference	B/21/0231		
Application Type	Full Planning Permission		
Proposal	Removal of existing UPVC window and the installation of a UPVC door. Erection of a wooden pottong shed and Greenhouse in the garden area to the south-west of the house		
Location	Amber House Farm, Sutterton Drove, Amber Hill, Boston PE20 3RS		
Applicant	Mr Kevin Skelton		
Agent			
Received Date:	12-May-2021	Consultation Expiry Date:	07-Jun-2021
Valid Date:	17-May-2021	Statutory Expiry Date:	12-Jul-2021
Date of Site Visit:	11-Jun-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record: N/A			
Councillors notified	Date	Response received	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	02/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a two storey listed building in a predominantly agricultural area.

The Grade listing describes the building as:

“...Farmhouse on boundary with Kirton Parish. Late C18, with minor C19 and C20 alterations. Red brick, slate roof with 2 gable brick stacks. 2 storey, 3 bay front having first floor band. Central C20 half glazed door with overlight, flanked by single wide glazing bar sashes. To first floor 3 glazing bar sashes. All openings have segmental brick heads...”

DETAILS OF PROPOSAL:

It is proposed to:

- Replace a UPVC window in the utility extension with a Black Georgian style UPVC door.



- Erect a potting shed in the south-west part of the garden. It will measure 3m by 2.4m and will have a sloping roof which will be 2.1m high at its highest point. It will be constructed of pressure treated timber throughout.
- Erect a greenhouse in the south-west part of the garden. It will measure 3m by 2.4m and will have a pitched roof which will be 1.6m to eaves and 2.2m to ridge. It will be constructed of pressure treated timber with 3mm horticultural glass throughout.

The original submission included to lime render the new extended parts of the property. This part of the proposal was not supported by the heritage advisor who stated that rendering this part of the elevation will adversely affect this special interest and as such the use of render is not supported. Based on this advice the applicant requested that the render part of the proposal be removed, in an email dated 16th July 2021.

RELEVANT HISTORY:

B/13/0027 Construction of double garage.
Granted – 18/03/2013

B/13/0028 Application for listed building consent for internal and external renovation works including:

- * Replace existing tiles on main roof with grey slates
- * Alterations to existing fireplace in kitchen
- * Installation of external air brick
- * Installation of new roof with new post over rear entrance
- * Installation of new external door
- * Installation of external security lighting.

Granted - 18/03/2013

B/13/0027/CD1 Application to have approved details relating to condition 3 of planning permission B/13/0027 (Construction of double garage).
Details acceptable - 20/08/2013

B/13/0028/CD1 Application to have approved details relating to conditions 5 and 6 of planning permission B/13/0028 for listed building consent for internal and external renovation works including:

- * Replace existing tiles on main roof with grey slates
- * Alterations to existing fireplace in kitchen
- * Installation of external air brick
- * Installation of new roof with new post over rear entrance
- * Installation of new external door
- * Installation of external security lighting

Details acceptable - 09/10/2013

B/13/0202 Application for listed building consent for installation of replacement windows.
Granted – 26/07/2013

B/20/0023 Listed Building Consent for replacement windows to rear of property.
Granted – 29/05/2020

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management;
- Policy 3: Design of New Development; and
- Policy 29: The Historic Environment.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making;
- Section 12: Achieving well-designed places; and
- Section 16: Conserving and enhancing the historic environment.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that the proposal does not have an impact on the Public Highway or Surface Water Flood Risk, therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Heritage Lincolnshire have commented on the overall scheme and to summarise;

“Overall, it is felt that the proposals for the erection of a potting shed and greenhouse and changes to the doors can be accepted. These proposals do not negatively impact the special interest and character of the building. However, the proposal to lime render the 2-storey extension would negatively impact the character of the Grade II Listed building as it is constructed from brick.”

As mentioned above, the issues was discussed with the application and the decision was made to remove the lime render from the proposal.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key planning issues in the determination of this application are:

- Impact on residential amenity; and
- Effect on heritage assets.

Impact on residential amenity

SELLP Policy 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.

Paragraph 127 of the NPPF (2019) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being. Furthermore, the NPPF advocates a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application site is set along a single track road in a rural location which can be accessed via Kirton Drove and Sutterton Drove. The only neighbouring properties are Ash Tree Barn which is located 20m to the north of the application site and a barn currently under development which is located 10m north-east. The application site is heavily lined with mature trees and hedging. Due to the minor alteration proposed to the dwelling and the addition of the potting shed and greenhouse in the south-western part of the garden, it is considered that the proposal will not have a negative effect on the neighbouring properties in terms of overshadowing, loss of outlook or loss of privacy.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

Effect on heritage assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting and any features of special architectural or historic interest. In the context of Section 66 of the Act, the objective of preservation is to cause no harm. The courts have said that this statutory requirement operates as a paramount consideration, 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

The National Planning Policy Framework provides the overarching guidance for development and identifies a listed building as a designated heritage asset. It is the Local Planning Authority's duty to ensure that through careful decision making, development should maintain and manage change in a way that sustains, and where appropriate, enhances its significance. Paragraphs 192-194 of the National Planning Policy Framework ensure that great weight should be given to the heritage asset conservation when considering the impact of development on significance. It goes on to say that any harm to significance of a designated heritage asset should require clear and convincing justification.

SELLP Policy 2 and 3 provide a broad policy backdrop which set out sustainable consideration including the impact on, or enhancement for, areas of historical buildings and heritage assets.

SELLP Policy 29 states that development proposals should conserve and enhance the character and appearance of heritage assets. Proposals which alter such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of

the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

This application is supported by a Heritage Statement and Design and Access Statement which describes the design of the proposals and the heritage of the property. It has been partly amended to remove any reference to rendering the property as this was not supported by the Heritage Advisor.

It is considered that the proposed installation of a UPVC door in place of a UPVC window in the utility room will be a minor addition to the rear of the building, especially as UPVC was previously approved on this existing rear extension. Given the modern nature of the extension it is therefore considered that it will not negatively impact the special interest of this listed building.

The potting shed and greenhouse are located approximately 30m away from the listed building in the rear and further part of the garden. They will both be constructed in materials that will not negatively impact the special character of the listed building and as such considered acceptable.

CONCLUSION:

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2, 3, 29 and 30 of the SELLP and Sections 4, 12 and 16 of the NPPF.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received 17 May 2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • TQRQM21074174413253 Proposed Site Plan • Amber House -001 House Elevations • Amber House -002 Greenhouse Sections and Elevations • Amber House -003 Potting Shed Sections and Elevations <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2011-2036.</p>

**INFORMATIVES / NOTES
TO BE INCLUDED ON/WITH DECISION NOTICE**

STATEMENT OF PROACTIVE WORKING:

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.