

Development Management Delegated Decision Report

B/23/0204



SUMMARY OF APPLICATION			
Application Reference	B/23/0204		
Application Type	Full Planning Permission		
Proposal	Proposed single storey rear extension		
Location	Amber House Farm Barn, Sutterton Drove, Amber Hill, Boston, PE20 3RS		
Applicant	Mr & Mrs Sellars		
Agent	Mr Wayne Iszatt, W I Design		
Received Date:	13-Jun-2023	Consultation / Publicity Expiry Date:	27-Jul-2023
Valid Date:	03-Jul-2023	Statutory Expiry Date:	28-Aug-2023
Date of Site Visit:	06-Jul-2023	Extension of Time Date:	26-Apr-2024
Objections received?	None		
5 day notification record: N/A			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions		
Report by:	Emma Turvey		
Date:	15-Aug-2023		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a two-storey barn conversion, garden and paddocks located on land in between Sutterton Drove and Kirton Drove, access to the site is via a narrow farm track. The site is part of a couple of converted dwellings and a Grade II listed farmhouse is located to the south of the application site. The whole site is located in the countryside, the closest settlement being Holland Fen 0.8miles to the north-east.

DETAILS OF PROPOSAL:

It is proposed to erect a single storey rear extension. The extension will measure 6.1m by 6.0m and 2.7m to eaves and 4.0m to ridge. It will be constructed in reclaimed brick with the mortar to be Lincolnshire Bond to match existing, an oak king post frame and new timber windows and doors stained in light oak to match the frame.

Amendments to the design have been received following comments from Heritage Lincolnshire, including providing material details upfront.



RELEVANT HISTORY:

B/10/0239: Renovation of disused barns to create 2no residential units. Granted.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2019)

The following policies contained within the South East Lincolnshire Local Plan (2019) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk; and
- Policy 29: The Historic Environment.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2023)

At the heart of the 2023 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;
- Section 14: Meeting the challenge of climate change, flooding and coastal change; and
- Section 16: Conserving and enhancing the historic environment.

National Planning Practice Guidance (PPG)

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) does not wish to object to this planning application.

Black Sluice IDB made the following comments:

“The open watercourse on the western boundary of the site is a Board-maintained Watercourse. The Board does not own the land within which this watercourse lies. The Board is only responsible for the conveyance of water.

The Board has a byelaw (No. 10) which prohibits the siting of any obstructions, whether temporary or permanent, including planting, within 9 metres of the top of the bank of an open watercourse without the prior written consent of the Board.

The proposed development, as indicated on the plans submitted with the application, does not infringe upon the Board's Byelaw No. 10 regarding obstructions within 9 metres of the watercourse.”

Holland Fen with Brothertoft Parish Council have no objections to the application.

Amber Hill Parish Council have no comments or concerns regarding the application.

Heritage Lincolnshire initially had concerns with the design and the materials proposed. Further details were provided, including a revised plan. Further comments have been received stating Heritage Lincolnshire now have no objections to the design and materials subject to a condition.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party responses have been received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of an application must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regard to this application are considered to be:

- Design of the proposal and impact on the character and appearance of the area including heritage assets
- Impact on residential amenity
- Flood Risk and drainage

Design of the proposal and impact on the character and appearance of the area

Policy 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area. Policy 3 states that all developments must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 gives a statutory duty to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Policy 29 of the SELLP relates to the historic environment. Proposals affecting the setting of Listed Buildings should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the character, appearance and setting. The application is supported by a historic environment assessment that details the local area and the measures the applicant will put in place to preserve the character of the area.

The application site is located within a rural area with very few dwellings located. The dwelling itself is a converted barn set on a large plot which includes outbuildings. The proposal is to remove an existing single storey rear extension and replace with a larger single storey rear extension to create a sun room. The proposed materials have been carefully chosen to be in keeping with the host dwelling and the completed development would only create a minor increase in the total footprint of the dwelling ensuring that the extension is appropriate in terms of size scale and mass.

The application site lies within the setting of a Grade II farmhouse, Amber Farmhouse which is located to the south-west. Due to the location of the proposed extension on the

rear elevation (north-east), the extension will not be seen due to its location and given the established trees and hedgerow which are located in between the two, therefore the proposed development will not have a negative impact upon the setting of the listed building.

Heritage Lincolnshire had no issues with the principle of development, just issues with the design of the roof and amended plans were needed to ensure the extension is in keeping with the character of the main dwelling. The amended plans were considered acceptable, and the brick and tile samples were viewed on site by Heritage Lincolnshire on the 16th April 2024 and deemed acceptable.

To conclude it is considered that this proposal would not harm the significance of the listed building and is in accordance with SELLP policies 2, 3 and 29, and the statutory duty set out in the Act.

Impact on residential amenity

Policies 2, 3 and 30 of the SELLP seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Paragraph 130 of the NPPF (2023) seeks, amongst other things, to create places that are safe, inclusive and accessible. Furthermore, it advocates the promotion of health and well-being, with a high standard of amenity for existing and future users. Crime and disorder, and the fear of crime, should not undermine the quality of life or community cohesion and resilience.

The application site lies in a rural location with only two neighbouring dwellings in close proximity. The proposed sun room will be located on the rear (north-west) elevation and would look out onto open fields and not be seen from any neighbouring dwelling and therefore would not result in any adverse impacts to neighbouring dwellings in terms of overlooking, loss of outlook, overbearing 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.

Flood risk and drainage

Policy 4 of the SELLP seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. The application is accompanied by a completed 'Householder and other minor extensions in Flood Zones 2 and 3' form which indicates that: floor levels within the proposed extension will be no lower than existing levels; and flood proofing has been incorporated where appropriate.

It is considered that the proposal meets the requirements of SELLP Policy 4.

CONCLUSION:

To conclude, it is considered that the impacts of the proposal on this listed building have been carefully assessed and it is therefore deemed to be an acceptable form of

development that accords with Policies 2, 3, 4 and 29 of the South East Lincolnshire Local Plan 2019 and Sections 4, 12, 14 and 16 of the NPPF (2023).

RECOMMENDATION:

Approve with Conditions

CONDITIONS / REASONS			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	
1	<p>The development hereby permitted shall be begun before the expiration of three 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 not be carried out except in complete accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> ▪ Location Plan ▪ 23-0419-02B Proposed Plans 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 and 3 of the South East Lincolnshire Local Plan (2019).</p>		
3	<p>The materials to be used in the construction of the extension hereby permitted shall be those viewed on a site visit on the 16th April 2024 and confirmed in Heritage Lincolnshire Response (3) received on the 24th April 2024. These are:</p> <ul style="list-style-type: none"> • Bricks to be reused from the demolition of the existing porch, arranged in a brick bond to match the principal dwelling and a lime mortar mix • Natural slates to match the existing roof as seen on site <p>Reason: In the interests of the appearance and character of the development and the setting of the nearby listed buildings. This condition is imposed in accordance with Policies 2 and 3 and 29 of the South East Lincolnshire Local Plan, 2019.</p>		

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
BSIDB – 18/07/2023
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>