

APPLICATION NO PA/2011/0630

APPLICANT Mr & Mrs D Cutts

DEVELOPMENT Planning permission to carry out alterations and extensions and amend the design and layout of dwelling previously approved under PA/2006/0149 dated 26/04/2006 (resubmission of PA/2010/1320)

LOCATION Mill Farm House, Barrow Road, Goxhill

PARISH GOXHILL

WARD Ferry

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Applicant request to address the committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

Policy RD9 (Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside) states that proposals for the conversion of rural buildings in the open countryside for residential use will only be permitted if:

- (i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration;

- (ii) it can be demonstrated that residential re-use or adaptation is the only way to retain a building in viable continued use and/or secure the retention/improvement of the building; and
- (iii) the development will not create a need for new buildings to house activities displaced by conversion;
- (iv) the general design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. Any extension should respect the scale and appearance of the original building; and
- (v) the development will not lead to the loss of habitat for protected species.

Policy H8 (Housing Mix and Design) applies and states that new residential development will be permitted provided that it respects and reflects the form, scale, massing, design, detailing and materials of the local environment.

Policy DS1 (General Requirements) requires all new development to be of a high standard of design.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

CONSULTATIONS

Highways: No comments have been received.

PARISH COUNCIL

Object to the proposal on the grounds that there is a lack of detail on the plans and it will make the site very overcrowded.

PUBLICITY

Neighbouring properties have been notified; no letters of comment or objection have been received.

ASSESSMENT

This application seeks permission to alter a previous planning permission (PA/2006/0149) which is still 'live'. PA/2006/0149 allowed four holiday cottages to be converted to three residential dwellings (along with the existing farm house) around a central courtyard. Two of the dwellings have now been completed and this application relates to the remaining building that has permission to be used as a dwelling. Permission is being sought to fundamentally change the size, scale, design and layout of the dwelling that was previously approved to allow for a large dwelling in the north-western corner of the development.

The application site is located outside the development boundary for Goxhill and as such is located in the open countryside. There are few residential properties in the immediate

vicinity with the nearest neighbour being Shawbriggs Farm to the south-west. The area is mainly agricultural in nature and the site is surrounded by open fields.

A previous application on the site for the same proposal was recently refused (PA/2010/1320) on the grounds that the proposed development, by virtue of its scale, massing and design, would be out of keeping with the existing development on the site and would create a visually dominant feature which would have a detrimental impact on the character and appearance of the open countryside and the existing dwellings on site. The current application is for the same scheme and has not been amended since the original refusal of planning permission.

The main issue to consider in the determination of this planning application is whether the proposed dwelling would have a detrimental impact on the character and appearance of the site and its surroundings.

The building in question is a very standard agricultural building that is in a state of disrepair and has no architectural or historic merit. However, there is a 'live' permission allowing conversion of the building to a dwelling and as such the principle of conversion to a dwelling has been established. It should also be noted that as the building itself is of no architectural or historic merit and is rather unattractive there is no objection in principle to alterations to the design and appearance of the building, however the proposed alterations are considered to be unacceptable for the reasons outlined below.

Policy RD9 allows the conversion of rural buildings providing that the design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. However, this proposal fails to comply with policy RD9 because it drastically alters the design of the building, significantly altering and raising the roofline and hence increasing the height, scale and massing of the building. This is out of keeping with the existing development on the site, which consists of the original farmhouse and two, single-storey, modest conversions that sit well with the farmhouse. The existing building is attached directly to the rear of the farmhouse and protrudes from the side of the dwelling and as such is visible from the road. However it is lower in height than the farmhouse and appears as a subservient building to the rear, with a height and scale that complements the other buildings on site. In contrast the proposed dwelling will be higher than the farmhouse, removing the double roof pitches and replacing them with a single larger roof pitch. This alteration to the roof means that there is a much larger brick gable facing the road, rather than the two smaller gables as present. These alterations result in the new dwelling dominating the existing farmhouse, particularly as viewed from the road, and being out of keeping with the character of the existing conversions on site. The proposed dwelling is also of a very contemporary design, incorporating alien features such as raised rooflights and a large balcony, which is out of keeping with the traditional conversions that have already been developed on site and surrounding properties, and it will have a detrimental impact on the character and appearance of the open countryside. As such the proposed development is considered to be unacceptable in this location.

It should also be noted that the council's Environment team have commented that the application should not be determined, other than a refusal, until further bat survey work has been undertaken to ensure that there will be no adverse impact upon protected species.

RECOMMENDATION Refuse permission for the following reasons:

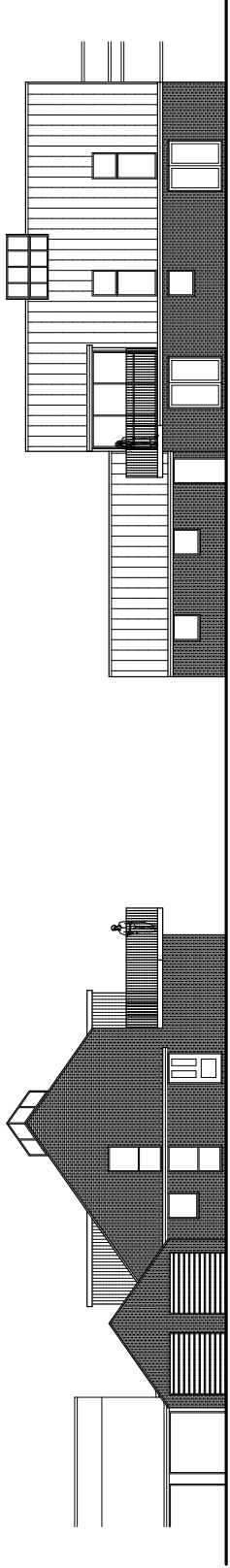
1.

The proposed development, by virtue of its scale, massing and design, would be out of keeping with the existing development on the site which consists of a traditional farmhouse and two modest, sympathetic conversions. It would create a visually dominant feature that would have a detrimental impact on the character and appearance of the open countryside and the existing dwellings on site. The proposed development would therefore be contrary to policies DS1, RD2 and RD9 of the North Lincolnshire Local Plan.

2.

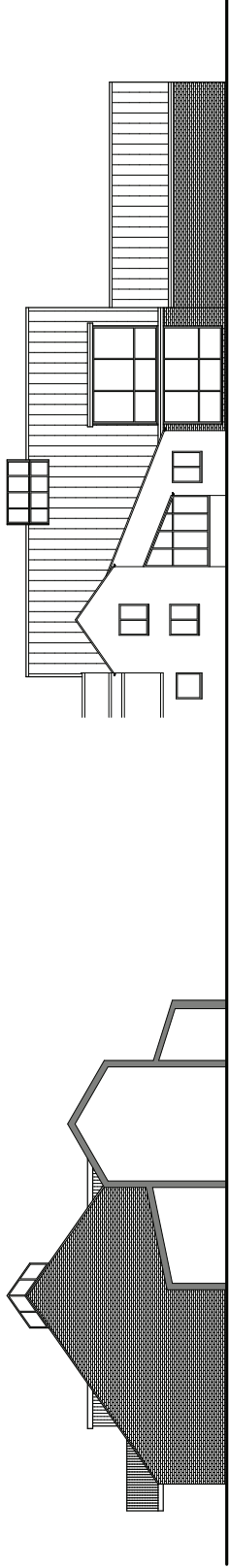
Insufficient information has been provided to allow adequate assessment of the impacts of the proposal upon protected species. The proposed development is therefore contrary to policies LC5 and RD9 of the North Lincolnshire Local Plan.

NOTES:
 All dimensions must be checked on site and not scaled from this drawing.
 Where necessary, existing services should, if applicable, be undertaken in full compliance with the C.D.M. Regulations 1985, under the control of a client appointed planning supervisor.



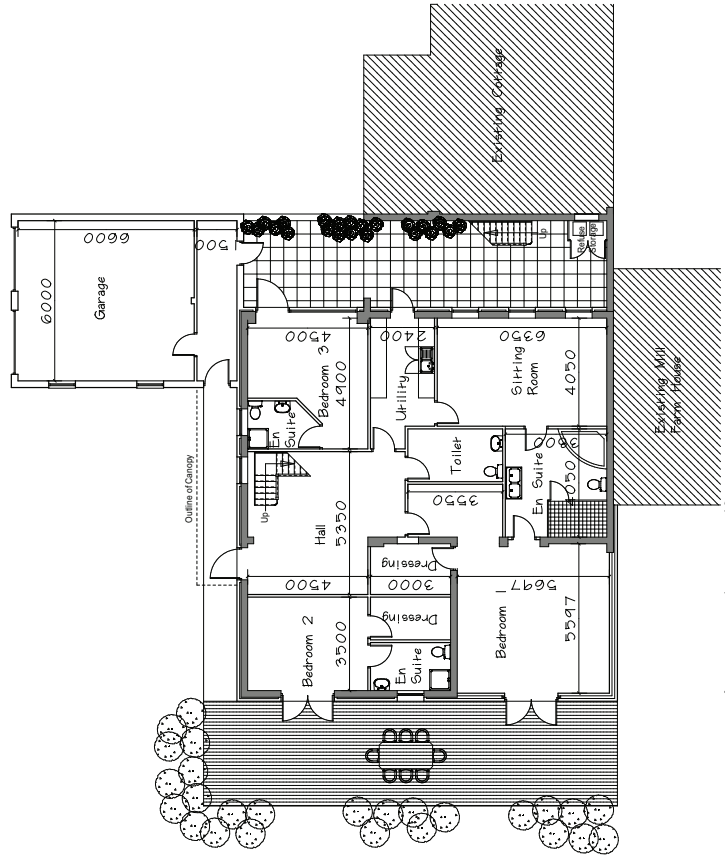
North Elevation

West Elevation

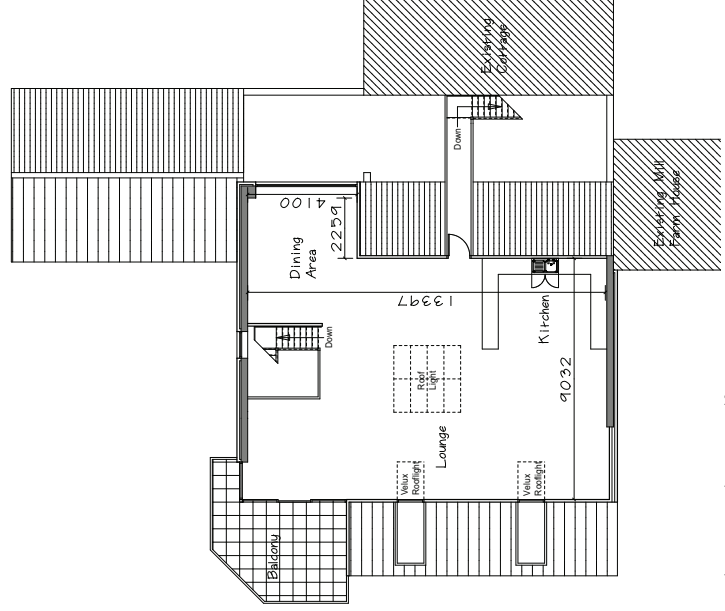


South Elevation

East Elevation



Ground Floor Plan



First Floor Plan



Client
 Mr.D.Cutts

Site Title
 Proposed At
 Mill Farm House,
 Goxhill Road,
 Goxhill.



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Drawn: DGW
 Scale: 1:100 @ A1
 Date: 27/03/10
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