

APPLICATION NO PA/2013/1304

APPLICANT Mrs C Gossop

DEVELOPMENT Planning permission for grandad accommodation in existing derelict storage shed/garage

LOCATION Lea Farm, Brigg Road, Barton-upon-Humber

PARISH BARTON-UPON-HUMBER

WARD Barton-upon-Humber

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Barton-upon-Humber Town Council
Third party request to address the committee

POLICIES

National Planning Policy Framework: None directly relevant.

National Planning Practice Guidance: None directly relevant.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside), RD9 (Re-use and/or Adaption of Rural Buildings for Residential Use in the Open Countryside) and DS1 (General Requirements).

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design in North Lincolnshire).

CONSULTATIONS

Highways: No objections.

Environmental Protection: No objection subject to a condition relating to contamination.

TOWN COUNCIL

Objection because of the history of the site. Also, concern regarding inadequate and insufficient information supplied with the application. The planning application appears to include items that are not specified.

PUBLICITY

This application was deferred at the Planning Committee on 8 April 2015 to allow further neighbour consultation to be carried out as neighbours have changed since the application

was originally submitted. Neighbouring properties have been notified. To date, three letters of objection have been received from objector 1 (Mr Howe) and three emails of concern from objector 2 (Mr Brett), raising the following relevant material planning issues:

Objector 1 (Mr Howe)

the building was to be used for garaging purposes

the proposal breaches covenants on the land

blocking of access

inadequate parking

unauthorised activity taking place elsewhere on the site.

Objector 2 (Mr Brett)

insufficient parking and turning within Lea Farm resulting in vehicles manoeuvring on adjacent land

the father-in-law has been carrying out maintenance and business work

the road infrastructure is limited with no passing points

current road activity is at a limit

additional boundary treatment is required

unauthorised activity takes place on the site

blocking of access

presuming no additional windows in northern or eastern aspects of the building.

ASSESSMENT

This proposal is to convert an existing single-storey barn into elderly relative accommodation. The barn is currently used to garage a vehicle and for storage purposes. Some works have already been undertaken to the building, including retiling the roof, installing solar panels in the roof, new floors and guttering.

The proposal involves the creation of a bedroom with en suite shower room, kitchen/dining/lounge area, garage and a gym. External alterations to the building proposed are rooflights in the rear elevation, and new windows and doors to the front elevation. The applicant has provided details of her father-in-law's medical issues which suggest he is in need of supervision and will be living in this unit.

The main issues associated with this proposal are whether, in planning terms, the change of use of the barn to elderly relative accommodation is acceptable, and if so, whether the impact on the open countryside, the highway and neighbours is also acceptable, and whether the alterations to the building are acceptable in design terms.

The site is located outside the development boundary for Barton within the open countryside. The original dwelling (known as Lea Farm) was granted permission to be converted from a barn into a dwelling in 2006 (PA/2005/1981). The barn the subject of this application was shown to be outside this application site. In 2012 planning permission was granted for an extension to Lea Farm (PA/2012/0445). This showed the barn the subject of this application to be inside the application site. Under policies RD2 and RD9 of the North Lincolnshire Local Plan re-use/adaptation of rural buildings is permitted. The alterations proposed to the barn are minimal and externally the barn will retain its agricultural character. It is not proposed to use the barn as a separate dwelling but as accommodation for an elderly relative. The proposal therefore accords with policies RD2 and RD9 of the North Lincolnshire Local Plan.

The building is already on the site and the development is therefore considered to be a 'sustainable form of development' in terms of policy CS2 of the Core Strategy. The alterations to the building have been kept to a minimum and therefore the visual appearance of the building will have minimal impact on the countryside. Planning conditions can be used to ensure that no other alterations or additions are permitted to the building without permission from the council. The proposal therefore accords with policies RD2, RD9 and DS1 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy.

The access to the site is via an access leading from Brigg Road. This access also serves a number of other properties in the vicinity. Highways have raised no objection to the proposal. The applicant has submitted a plan showing six car parking spaces within the site. Turning movements can take place within the site. This is considered to be acceptable in highway terms by the council. The proposal therefore accords with policies T2 and DS1 of the North Lincolnshire Local Plan. Concerns from the neighbours regarding blocking the access road is noted but this is a private matter for neighbours to resolve. Issues related to unauthorised activity are noted but are not relevant to this particular planning application.

In terms of impact on adjoining neighbours, the proposal will not result in any overlooking or loss of privacy issues. However, in view of neighbour concerns about the boundary treatment, an additional condition is proposed requiring details of the proposed boundary treatment for the granddad accommodation to be submitted to and approved by the council. The proposal to accommodate the applicant's father-in-law will not result in a significant increase in noise and disturbance to existing neighbours. The proposal therefore accords with policies RD2 and DS1 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: CG/2013/1, location plan date stamped 8 October 2013 and car parking plan received on 3 March 2015.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Lea Farm, Brigg Road, Barton-upon-Humber.

Reason

Planning permission has only been granted for the proposal based on the personal circumstance put forward by the applicant. The establishment of a separate unit of residential accommodation in this location within the open countryside would have a detrimental impact on the visual amenity of the locality and would be unsustainable and have an adverse impact on the amenity of the existing dwelling on the site in terms of loss of privacy. This would be contrary to policies RD2 and DS1 of the North Lincolnshire Local Plan.

4.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies RD2, RD9 and DS1 of the North Lincolnshire Local Plan.

5.

Before the building is occupied, details of the proposed boundary treatment shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained.

Reason

In the interests of privacy and visual amenity in accordance with policy DS12 of the North Lincolnshire Local Plan.

6.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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NEW NEIGHBOUR

APPLICATION SITE

LAND IN APPLICANTS OWNERSHIP SUBJECT TO PA/2014/1194

EXISTING BARN/GARAGE TO BE CONVERTED TO GRANDAD ACCOMMODATION

ACCESS ROAD

LEA FARM (Residential Dwelling)

Chapel Farm

Tank

Track

Track

Title: PA/2013/1304

Drawn by: Sue Barden

Date: 14/04/2015

Scale 1:2500



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Director of Places
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