

APPLICATION NO	PA/2014/0408
APPLICANT	Mr W Smith
DEVELOPMENT	Planning permission for alterations to outbuildings to form a new dwelling
LOCATION	Priesthows, Butterwick Road, Messingham
PARISH	MESSINGHAM
WARD	Ridge
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Messingham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. One of the special circumstances identified in paragraph 55 is where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside)

Policy RD9 (Re-Use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside)

Policy H8 (Housing Design and Housing Mix)

Policy DS1 (General Requirements)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

CONSULTATIONS

Highways: No objection subject to conditions.

Ecology: No objection subject to conditions.

Environmental Health: No objection subject to a condition.

Severn Trent Water Ltd: No objection.

PARISH COUNCIL

Object on the grounds that the site is outside the development boundary for Messingham; permission has already been granted for a dwelling to replace the original dwelling on the site, plus an amendment to build this property adjacent to the original; and it is considered that another dwelling on the site is not within the principle of development in the open countryside.

PUBLICITY

Neighbouring properties have been notified by letter and a site notice has been posted. No letters of comment or objection have been received.

ASSESSMENT

The application site comprises a small range of former agricultural buildings in the open countryside, outside the development boundary for Messingham. The site is located close to the junction of Northmoor Road and Butterwick Road and the buildings are set well back within the site. The site is in a fairly isolated position and is surrounded by open fields to the north, east and west, an irrigation pond to the north-west and Bridge Farm to the south. The nearest neighbouring property is a single-storey detached bungalow to the south-west; however the site immediately to the east of the outbuildings has a live consent for the erection of a single-storey dwelling. The buildings on site appear to have been disused for a number of years and are showing signs of disrepair. The site and surrounding land is relatively flat and open; however there is tall (approximately 2.5 metres) hedging along the Butterwick Road frontage and further hedging is evident between agricultural fields in the vicinity. Directly to the south of the site, across Butterwick Road, is an area used for caravan storage and fishing ponds.

Planning permission was granted in 2006 (PA/2006/1558) for the erection of a replacement dwelling on the site. Permission was then granted in 2009 to extend the time limit on this application (PA/2009/1270). A further consent (PA/2012/0545) was granted to re-site the replacement dwelling so that it sits on land to the east of the site and finally a subsequent

application was granted in 2013 (PA/2013/1006) to make alterations to the approved dwelling. Therefore, there is live consent for the erection of a dwelling on land to the east of the application site.

This application seeks planning permission to convert the existing range of former agricultural buildings on the site to a dwelling, with access gained from Butterwick Road.

The main issues to consider in the determination of this application are whether the principle of a new dwelling in the open countryside is acceptable and whether the design of the proposed conversion is appropriate.

The application site is located in the open countryside, some distance outside of any defined development boundary. New dwellings are not normally permitted on sites in the open countryside and are only supported in special circumstances. Paragraph 55 of the National Planning Policy Framework (NPPF) identifies some of the circumstances where isolated new homes in the countryside may be allowed; one of these special circumstances is where the development re-uses redundant or disused buildings and leads to an enhancement of the immediate setting. Policies RD2 and RD9 of the North Lincolnshire Local Plan also support the re-use and/or adaptation of existing rural buildings in the open countryside. Policy RD9 is the most relevant policy in this regard and supports the residential conversion of rural buildings subject to the following criteria:

- 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.
- 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.
- The development will not create a need for new buildings to house activities displaced by the conversion.
- 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.
- The development will not lead to loss of habitat for protected species.

The range of buildings is an attractive example of traditional rural buildings laid out in a courtyard arrangement and loss of the buildings would be harmful to the rural character of the area. The buildings appear to have been vacant for some time and are showing signs of disrepair; however the buildings are still whole and the applicant has provided a structural survey to prove that the buildings are capable of conversion without major alterations. The roof structure will require replacement on the main barn and some walls will require rebuilding. The applicant has also provided marketing evidence, which demonstrates that the buildings have been marketed for commercial, agricultural and community purposes without success. Therefore it has been demonstrated that residential re-use is the only viable way that the building can be retained. Furthermore, as the buildings are currently vacant and have been disused for a number of years, the proposed conversion will not displace any existing activities and will not result in a need for additional buildings to be erected on the site.

The proposed conversion has been designed to be sympathetic to the original appearance and character of the buildings, with the majority of new openings and alterations being restricted to the rear elevation. The form, layout and massing of the buildings is largely unaltered and the applicant has made use of existing openings where possible. The applicant also intends to use matching materials for all conversion works and this has been secured via condition. Therefore the design of the building retains and respects the original character of the buildings and is in keeping with its surroundings. The only extension is a very small utility extension, which is located on the rear corner of the conversion in an unobtrusive position. This extension will have no harmful impact on the scale or appearance of the original building.

The proposed conversion will secure the long-term future of these buildings, which are already showing signs of disrepair. The works will improve the appearance of the buildings and will ensure their maintenance in the future. Therefore the proposed development will result in an enhancement of the local landscape.

The council's ecologist has been consulted on the application and has confirmed that the site is used by breeding barn owls and has bat boxes which may be in use. The barn owl and bat boxes were a requirement of a previous planning permission (PA/2012/0545) for a replacement dwelling adjacent to the site. The council's ecologist has raised no objections to the proposed conversion subject to a condition requiring a comprehensive biodiversity management plan to be agreed prior to works commencing. This plan will detail the measures to be undertaken to protect and enhance features of recognised nature conservation importance. On this basis, the proposed conversion will not lead to habitat loss for protected species and will actually secure biodiversity enhancements.

The buildings are not significantly increasing in size or scale and there will be no new habitable windows in the east-facing elevations. Therefore the proposed residential conversion will have no detrimental impact on the amenities of the future occupiers of the approved dwelling to the east.

The council's Highways department has been consulted and has raised no concerns or objections with regards to highway safety.

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: 821.02, 821.03, 821.04, 821.05, 821.06 and 821.07.

Reason

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

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority 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 policy DS1 of the North Lincolnshire Local Plan.

4.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

No development shall take place until a landscape and biodiversity management plan has been submitted to and approved in writing by the local planning authority. This plan shall include:

- (a) details of measures to avoid harm to bats, barn owls and other nesting birds during demolition and construction works;
- (b) details of bat boxes to be retained and installed;
- (c) details of nesting sites to be installed to support little owl, barn swallow and sparrows;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) prescriptions for native trees, shrubs and mixed native hedgerows to be planted and retained;
- (f) proposed timings for the above works in relation to the completion of each building;
- (g) monitoring procedures and remedial measures triggered by monitoring.

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the Core Strategy.

6.

The landscape and biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

7.

The windows and doors shall be constructed from timber at all times. Before development commences on site joinery details of the approved windows and doors drawn at a scale of 1:10 or 1:20 shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved details shall be implemented on site and retained as such at all times.

Reason

In order to maintain the character and appearance of the rural area in accordance with policies RD2, RD9 and DS1 of the North Lincolnshire Local Plan.

8.

Notwithstanding the provisions of Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2, of the Town and Country Planning (General Permitted Development (England) Order 2010, or any order revoking or re-enacting that order with or without modification, no extensions, alterations, outbuildings or means of enclosure shall be erected on the site other than those expressly authorised by this permission.

Reason

In order to regulate and control the development in accordance with policy RD9 and RD2 of the North Lincolnshire Local Plan.

9.

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.

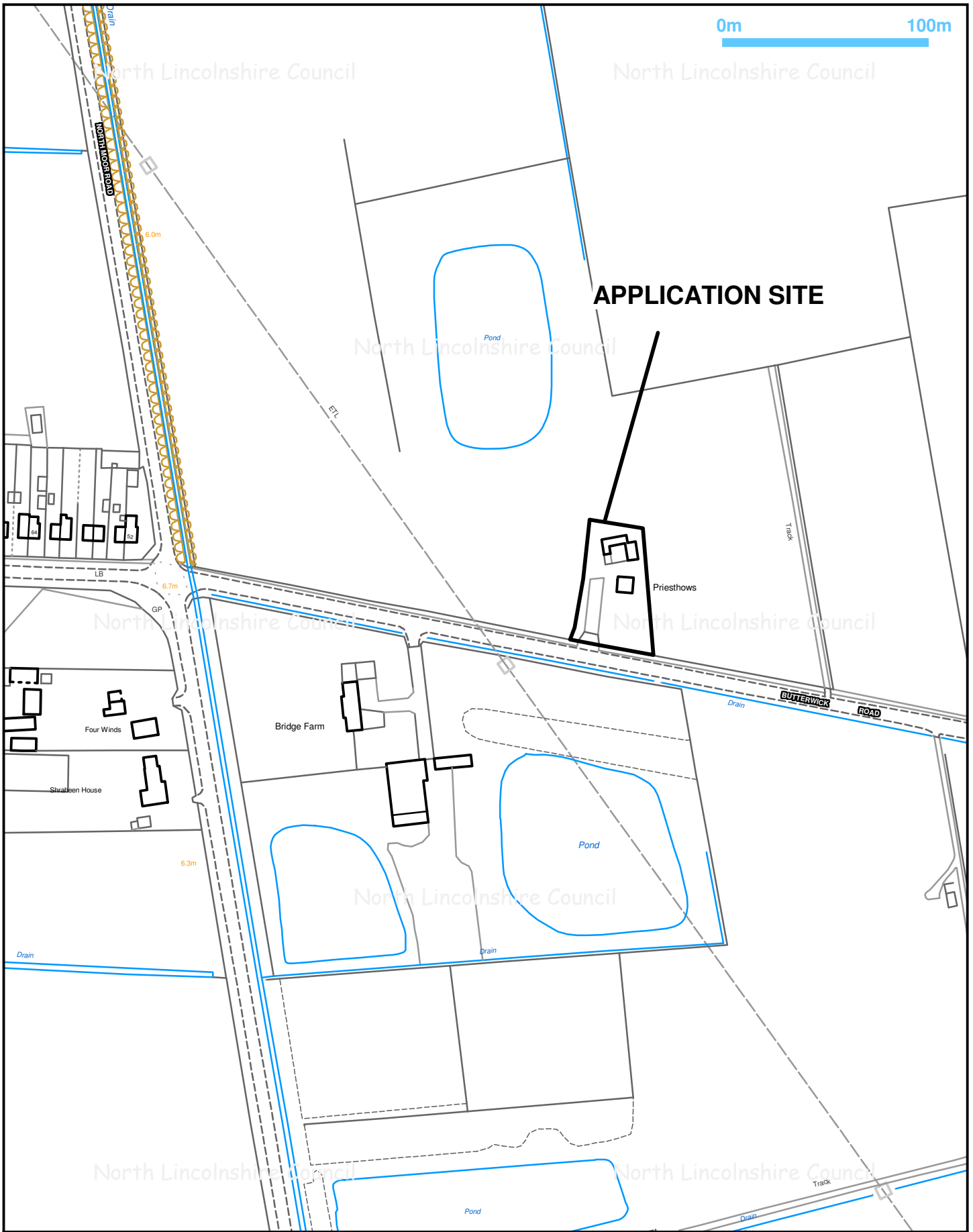
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

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.

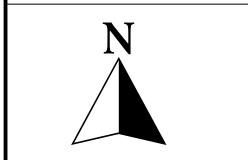


Title: PA/2014/0408

Drawn by: Sue Barden

Date: 05/08/2014

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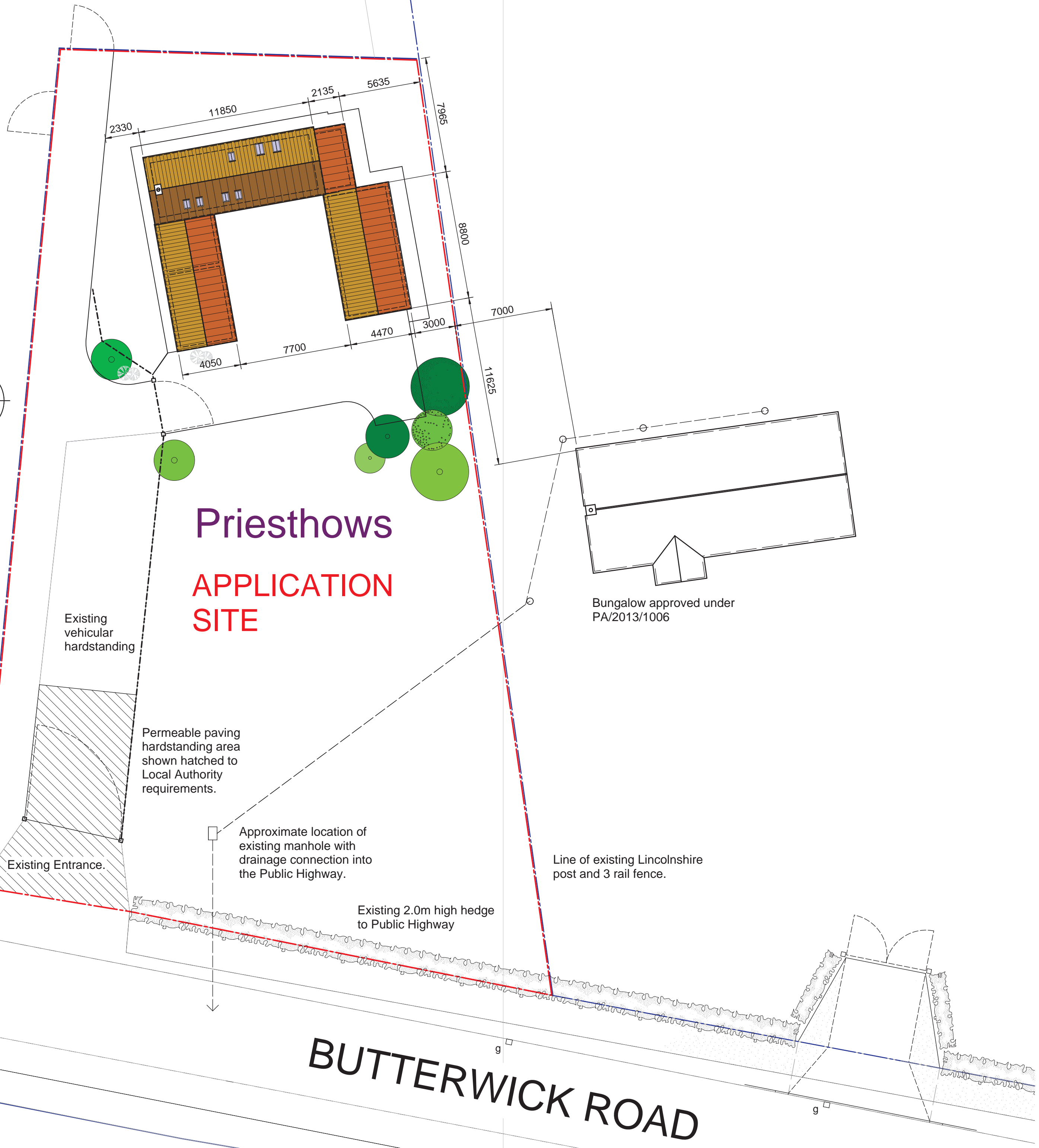
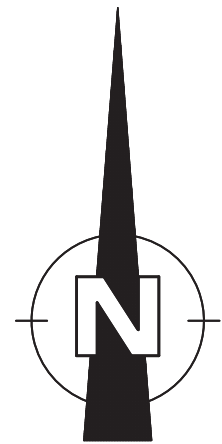


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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2014/0408 Layout Plan Not to scale



Priesthows APPLICATION SITE

Existing vehicular hardstanding

Permeable paving hardstanding area shown hatched to Local Authority requirements.

Existing Entrance.

Approximate location of existing manhole with drainage connection into the Public Highway.

Existing 2.0m high hedge to Public Highway

Line of existing Lincolnshire post and 3 rail fence.

Bungalow approved under PA/2013/1006

BUTTERWICK ROAD