

<b>APPLICATION NO</b>	<b>PA/2015/1258</b>
<b>APPLICANT</b>	Mr & Mrs M Hotham
<b>DEVELOPMENT</b>	Planning permission to convert and extend outbuildings to form a dwelling
<b>LOCATION</b>	Wressle House, Brigg Road, Wressle, Broughton, DN20 0BU
<b>PARISH</b>	Broughton
<b>WARD</b>	Broughton and Appleby
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Ivan Glover – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 – at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 – plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

Paragraph 49 – housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 55 – local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as...where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

**North Lincolnshire Local Plan:** Policy H5 – New Housing Development

Policy H8 – Housing Design and Housing Mix

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

Policy RD2 – Development in the Open Countryside

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

**North Lincolnshire Core Strategy:** Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

## **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**Historic Environment Record:** No objection.

**Ecology:** Unless the plans are amended to include adequate bat mitigation measures, the application should be refused. No works to the stream should be undertaken without assessment of the ecological value of the stream at present.

## **TOWN COUNCIL**

No objection or comments.

## **PUBLICITY**

Neighbouring properties have been notified by letter. No comments or objections have been received.

## **ASSESSMENT**

The application site comprises a range of vacant outbuildings associated with Wressle House. Wressle does not currently have a development boundary and as such the site is located in the open countryside for the purposes of planning. Wressle is proposed to gain a development boundary when the Housing and Employment Land Allocations DPD is adopted; however, the application site stands outside the proposed development boundary.

The outbuildings include a squash court and changing rooms, three car garages, and a barn and pig sties. The buildings are located to the rear of Wressle House, a long distance from the public highway and are well screened from view by planting along the site boundaries.

This application seeks planning permission to convert and extend the buildings to form a single detached dwelling.

**The main issues in the determination of this planning application are whether the principle of development is acceptable and whether the development would have an**

## **unacceptable impact on the character and appearance of the area or on residential amenity.**

### **Principle**

The proposal is to convert a range of existing outbuildings within the open countryside to a single dwelling. The proposal also includes extensive extensions to the buildings to link them and increase their height.

The most relevant policy in the determination of this application is policy RD9 of the North Lincolnshire Local Plan. This policy sets out the council's approach to proposals for the residential conversion of rural buildings in the open countryside and states that such conversions 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.

The application site is clearly of substantial construction and whilst it is of no particular architectural merit, it has historic links with the settlement. Furthermore, the proposed development will not displace any existing activities within the buildings. Therefore the proposal complies with parts (i) and (iii) of policy RD9.

No evidence has been supplied to demonstrate that alternative uses have been considered and no marketing information has been submitted as part of the application. However, the buildings are located directly to the rear of a residential property, currently within its curtilage, and shares an access with Wressle House. Therefore it is considered that employment uses are unlikely to be acceptable in this location and that residential re-use would be the only appropriate use of the buildings.

For these reasons it is considered that conversion of the existing buildings for residential use is acceptable in principle. However, compliance with policy RD9 is also dependent upon the design of the conversion being acceptable and there being no loss of habitat for protected species; these issues are assessed below.

### **Design/appearance**

It should be noted that the application site lies in the open countryside for the purposes of planning and as such new dwellings would not normally be approved in this location.

Planning policy does allow for the conversion of rural buildings; however, this is on the basis that the buildings are worthy of retention and that their original character is retained.

The existing buildings are predominantly of stone construction with pantile roofs, with the majority of the buildings being at a relatively low level. The buildings are set to the rear of Wressle House and are subservient to the dwelling in their size and scale as would be expected of associated outbuildings. The low-level nature of the existing buildings means that they currently have very little visual impact and sit sympathetically within the countryside.

The proposed conversion includes significant extensions and alterations to the existing buildings. These extensions and alterations result in substantial increases to the floor area, height and overall volume of the buildings, fundamentally altering their scale and appearance. Furthermore, very little of the original fabric of the existing buildings remains evident, with the resulting development having the appearance of a large new-build dwelling as opposed to conversion of existing rural buildings. In addition to the additional height and volume added to the buildings, the proposed development also introduces new materials, such as large areas of timber cladding, which are not present on the existing buildings and are not in keeping with the local vernacular. The proposed conversion is not sympathetic to the existing buildings, retains very little of their original character and would result in a large, imposing building that would be at odds with its surroundings to the detriment of the character and appearance of the area. Due to the excessive alterations and increases in scale and volume proposed as part of the conversion it is considered that the design of the development is unacceptable, would have a harmful impact on the character of the countryside and as such is contrary to policy RD9 of the North Lincolnshire Local Plan.

## **Ecology**

A protected species report has been submitted as part of the application which identifies that the site is used intermittently by common pipistrelle bats. The council's ecologist has been consulted on the application and has confirmed that as the impact in this case is the loss of an intermittently-used day roost of low conservation significance, favourable conservation status could be maintained by the provision of one or more replacement roosts. The bat report recommends the creation of a bat loft in an outbuilding and the provision of four woodcrete bat boxes. However, submitted drawings and a design and access statement make no reference to the provision of replacement roosts. As no drawings of the bat loft have been provided, it is not possible to determine whether the provision of a bat loft is compatible with the design proposed.

The council's ecologist has recommended that the application should be refused unless the plans are amended to include adequate mitigation measures with regard to bats. However, as the ecological impact is the loss of an intermittently-used day roost of low conservation value, it is considered that adequate mitigation could be secured via a condition requiring bat bricks/boxes to be installed on site. Subject to the aforementioned condition it is considered that the proposal will not have an unacceptable impact on protected species.

## **Residential amenity**

The outbuildings stand to the rear of Wressle House, within spacious grounds and are separated from Wressle House and other neighbouring properties by significant separation distances. Furthermore, the site is well screened by mature planting within and around the

site. For these reasons the proposed development will not result in unacceptable overlooking of neighbouring properties.

Whilst the footprint and height of the buildings will increase as a result of the proposed conversion, the distance to neighbouring properties will prevent any unacceptable loss of light or overshadowing.

The impact of the scheme on residential amenity is therefore considered acceptable.

### **Highway safety**

The development will make use of the existing access point and there will be the provision within the site for the parking and turning of vehicles. Furthermore, the proposal will not result in a significant increase in vehicular movements in the surrounding area. The council's Highways department has been consulted on the application and has raised no objection to the development subject to conditions. Therefore the proposed development will not have an unacceptable impact on highway safety.

### **Conclusion**

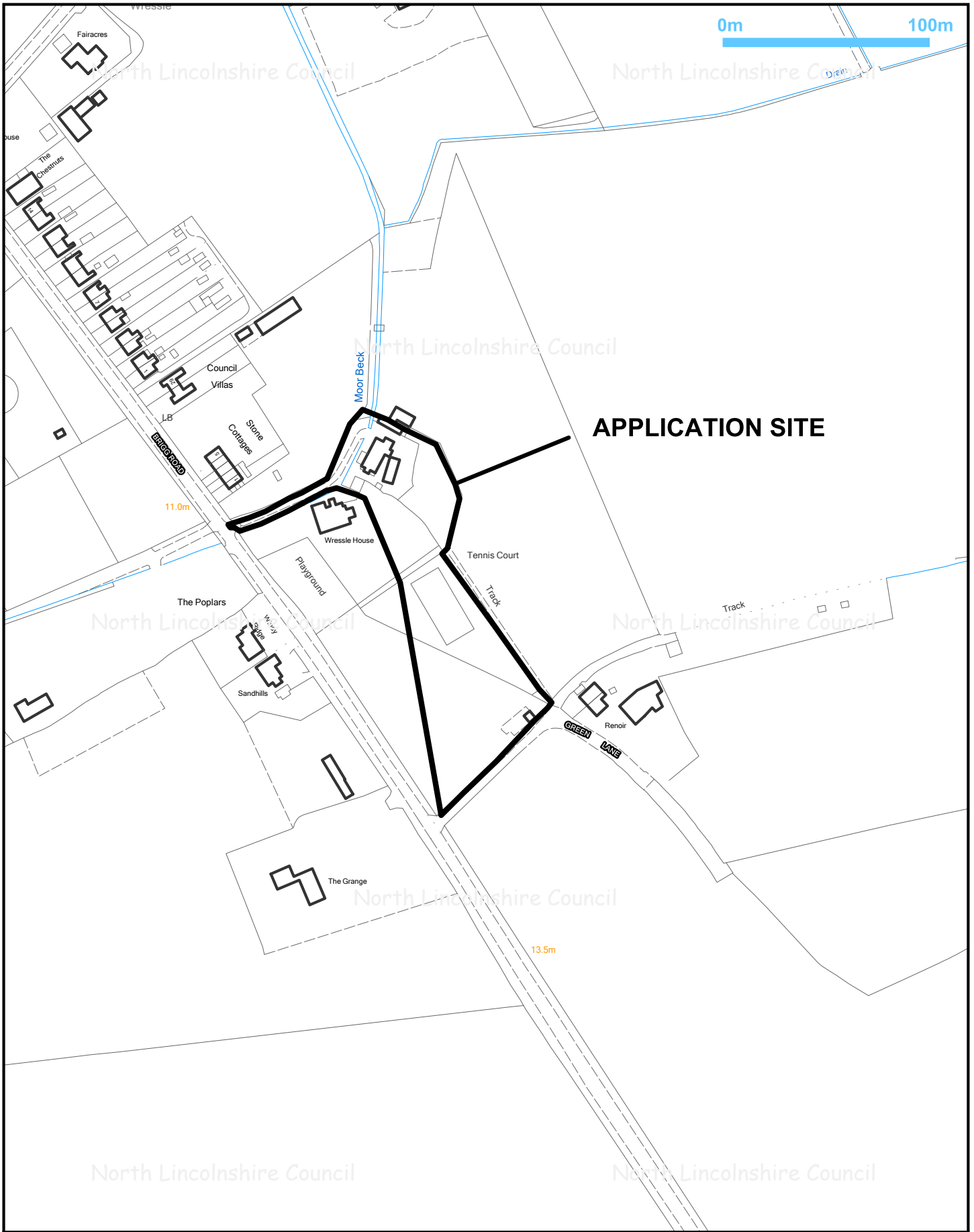
The principle of converting the existing buildings to a dwelling is considered acceptable. However, it is considered that the design of the proposed conversion is unsympathetic, would not retain the character of the buildings and would be detrimental to the character of the area and as such is unacceptable. For these reasons the proposed development is contrary to policy RD9 of the North Lincolnshire Local Plan.

### **RECOMMENDATION Refuse permission for the following reasons:**

The proposed conversion, by virtue of its design, scale and level of alteration, fails to retain the character of the original buildings and is tantamount to a large new-build dwelling in the open countryside, out of keeping with its surroundings. Therefore the proposed development is contrary to policies RD2 and RD9 of the North Lincolnshire Local Plan.

### **Informative 1**

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/2015/1258

Drawn by: Sue Barden

Date: 23/02/2016

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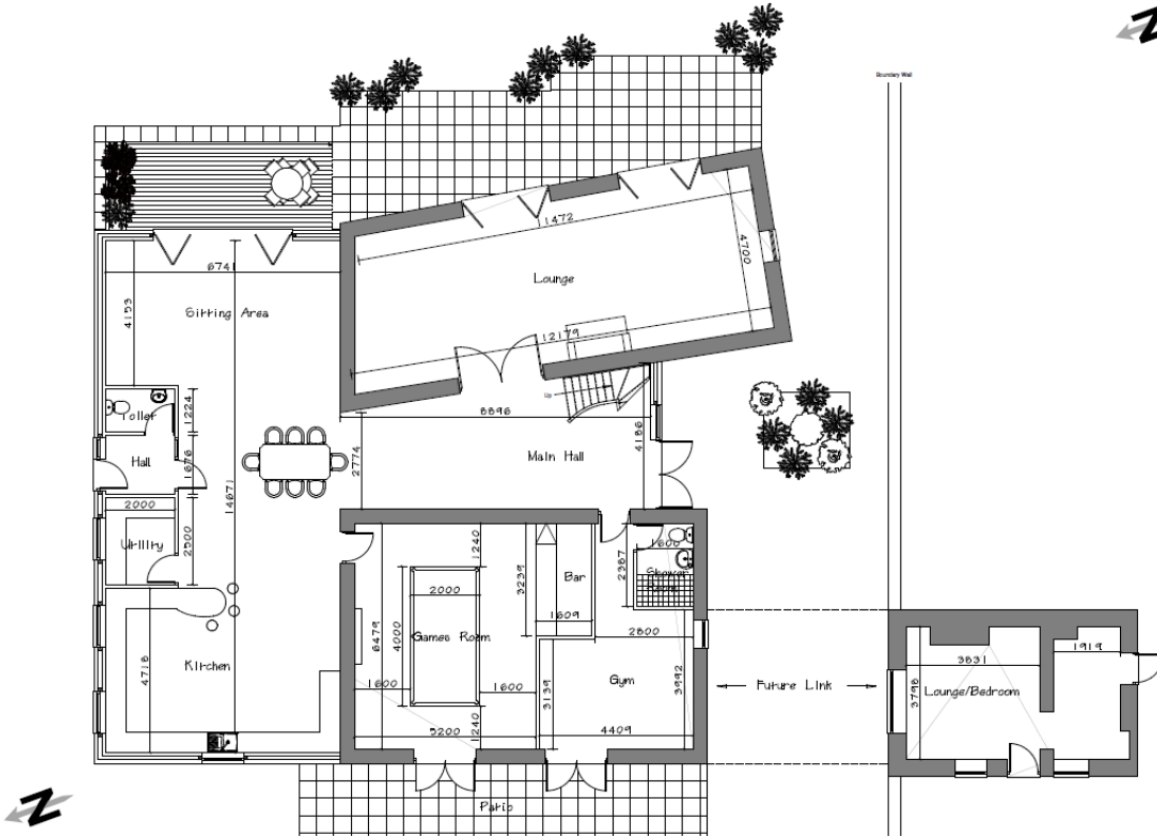
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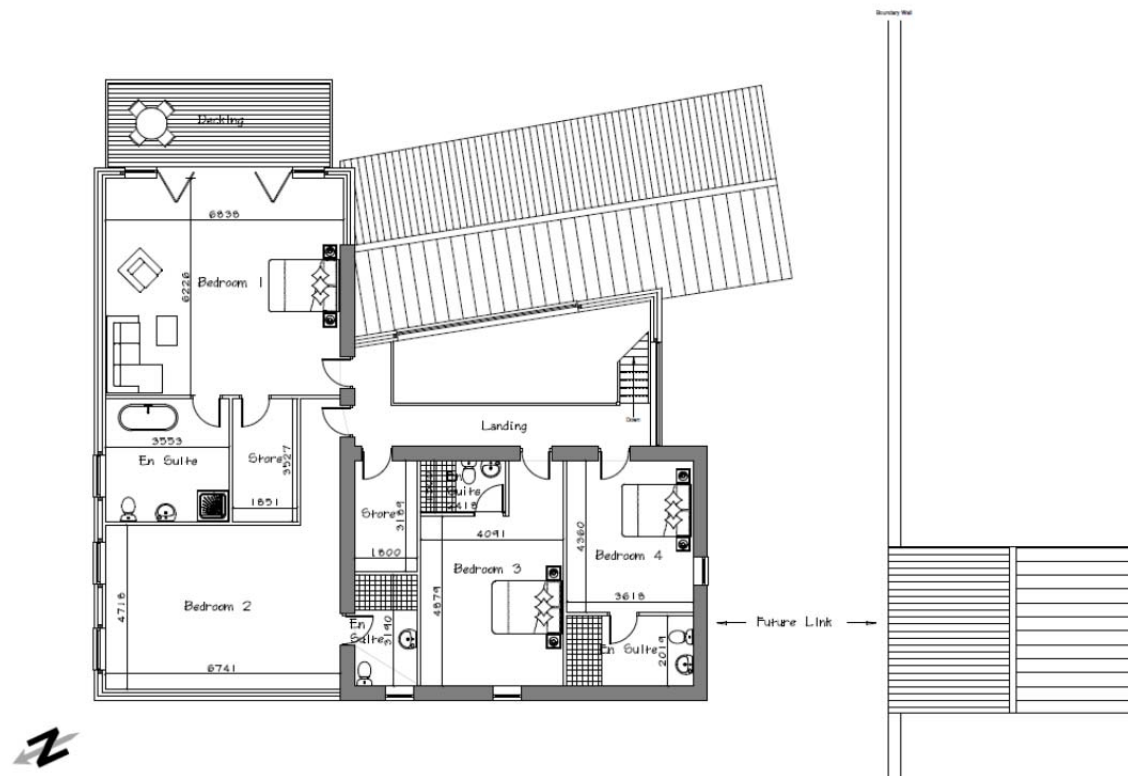
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# PA/2015/1258 Proposed Floor Plans - Not to scale



Ground floor

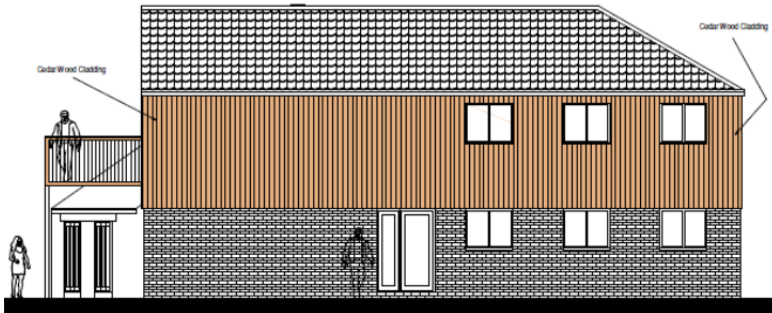


First floor

# PA/2015/1258 Proposed Elevations - Not to scale



South Elevation



North Elevation



East Elevation



West Elevation