

APPLICATION NO	PA/2016/909
APPLICANT	Mr & Mrs B A & L J Chapman
DEVELOPMENT	Planning permission for the erection of a detached dwelling to replace an existing building to be demolished
LOCATION	The Granary, The Grange, Station Road, Thornton Curtis, DN39 6XF
PARISH	Thornton Curtis
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee

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.

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 (Conservation): Due to the physical condition of the granary the building no longer has any architectural or historic importance.

Historic Environment Record (Archaeology): The historic structure of the granary was recorded prior to its collapse. The proposal does not adversely affect any heritage assets of archaeological interest or their settings.

Environment Team (Ecology): No objection. If permission is granted there will be a need to secure biodiversity enhancements in accordance with the Nation Planning Policy Framework.

Environmental Health: The proposed development results in a sensitive end use and as such recommend conditions relating to land contamination.

PARISH COUNCIL

No comments to make on the application.

PUBLICITY

Neighbouring properties have been notified by letter and a site notice posted. No comments have been received.

ASSESSMENT

Site

The application site comprises a former granary building located to the rear of The Grange, Station Road, Thornton Curtis. The site is located outside the development boundary for Thornton Curtis and as such is within the open countryside for the purpose of planning. The

surrounding area is predominantly agricultural in nature, however there are scattered dwellings, including Grange Farm Cottages, to the south-west.

Proposal

Planning permission was granted in 2013 (PA/2013/1194) to convert the former granary building to a residential dwelling. This consent was granted on the basis that the building was of historic importance to the local area.

Works were started on the conversion of the granary in April 2016, initially involving the removal of roof tiles to allow for structural work to be carried out on the defective roof structure. Whilst these works were being undertaken, and during a period of high winds, the partly uncovered roof structure collapsed into the building. This failure destroyed several areas of brickwork. Consequently demolition works were required to remove unstable and dangerous elements of the building; with a large proportion of the walls being removed down to approximately 2 metres in height and some sections removed completely.

This application proposes the removal of the remaining walls and the rebuilding of the granary for use as a dwelling on exactly the same footprint with the same openings as previously approved. Original pantiles removed from the roof and serviceable bricks from the walls have been retained on site and it is proposed to use these reclaimed materials in the rebuild. A supply of matching bricks has been sourced to complete the build and the applicants also intend to source a supply of matching tiles. It is also proposed that lime mortar will be used throughout the build with the intention of preserving the original appearance and character of the building thereby retaining its historic contribution to the area. The applicants propose to incorporate cavity walls within the rebuild which would allow for greater stability and allow for a more energy efficient dwelling.

The main issue to consider in the determination of this application is whether the principle of development is acceptable.

Principle

The most relevant policies in the determination of this application are policies RD2 and RD9 of the North Lincolnshire Local Plan, and policy CS3 of the Core Strategy for North Lincolnshire.

Policy RD9 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 granary building was considered to be of historic importance to the local area and this was evidenced by the previous approval of planning permission for its conversion. However, as a result of the damage to the building as outlined above, it is the opinion of the council's Historic Environment Record that the structure is no longer of architectural or historic importance. Nor is the building any longer of substantial or permanent construction capable of conversion without major alteration. The proposed development is for the erection of a new dwelling on the site to replace the former building which previously had consent for residential conversion. Despite the proposal being identical in design and making use of reclaimed materials this is new-build development and cannot be considered to be a conversion. For these reasons the proposal does not comply with policy RD9 of the North Lincolnshire Local Plan.

Policy RD2 of the North Lincolnshire Local Plan relates to development proposals outside defined development boundaries, within the open countryside. This policy seeks to strictly control development in the open countryside and only allows development which is essential to agriculture or forestry; employment-related development appropriate to the countryside; affordable housing to meet a proven local need; essential to outdoor sport and countryside recreation; for the re-use of existing rural buildings; for the diversification of an existing rural business; for the replacement of or extension to an existing dwelling; or for the provision of roadside services. The proposed development does not fall within any of these categories and as such does not comply with policy RD2 and is considered to be unacceptable in the open countryside.

Policy CS3 of the Core Strategy similarly restricts development outside defined development boundaries to that which is essential to the functioning of the countryside. This includes uses such as those related to agriculture, forestry, or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry. The proposed dwelling is proposed to be occupied by the applicants' son and is not essential to the functioning of the countryside, nor is it related to agriculture, forestry or tourism. Therefore the proposed development is considered to be in conflict with policy CS3.

In addition to the aforementioned development plan policies, paragraph 55 of the National Planning Policy Framework relates directly to dwellings in rural areas. This paragraph states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a worker to live permanently at or near their place of work; where such development would be the optimal viable use of a heritage asset or would be appropriate enabling development to secure a heritage asset; where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or where the development is of exceptional quality or innovative design. The previously consented development on the site (conversion of the granary) complied with paragraph 55 by making use of a redundant rural building; however the current proposal does not constitute any of the special circumstances set out within the policy as the existing rural building is to be removed and rebuilt.

For the reasons set out above the proposed development is in conflict with policies RD2 and RD9 of the North Lincolnshire Local Plan and paragraph 55 of the National Planning Policy Framework. The proposal is therefore considered to be unacceptable in principle.

Other matters

The proposal results in a development which is identical to the previously approved scheme in every way other than the fact that the granary building is demolished and rebuilt instead of being converted. For this reason there will be no additional impact on the character or appearance of the area, the amenity of neighbouring properties or highway safety in the area.

Conclusion

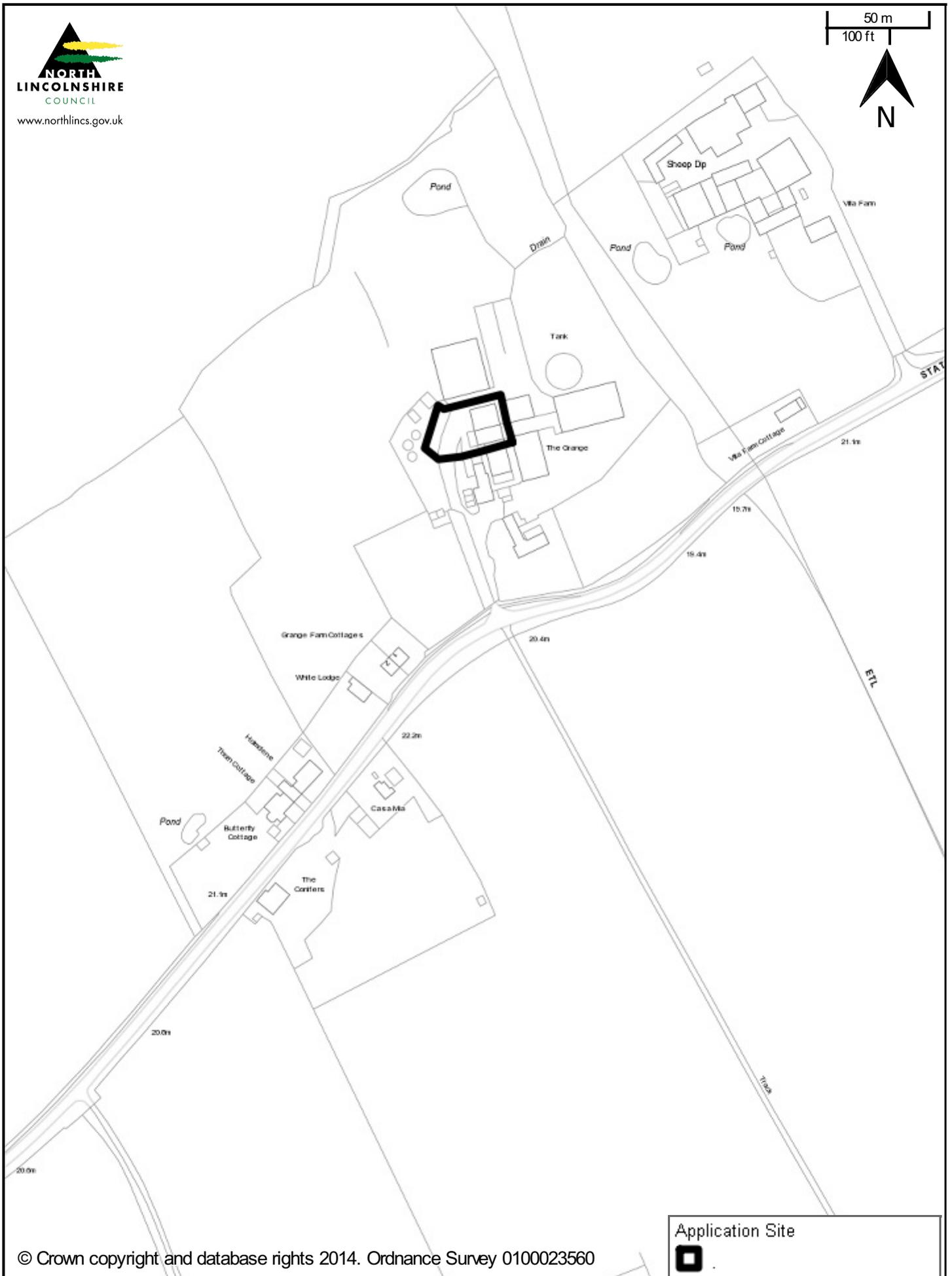
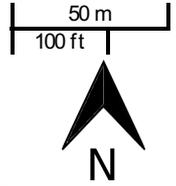
This application seeks consent for a new build dwelling in the open countryside, albeit a dwelling which mirrors the previously consented scheme in form and appearance. The proposal is no longer for the conversion of a rural building and meets none of the other special circumstances, set out within the relevant policies, where residential development may be considered acceptable in the open countryside. Therefore, whilst the development will have no significant additional impact upon the area, it is contrary to policies RD2 and RD9 of the North Lincolnshire Local Plan and paragraph 55 of the National Planning Policy Framework and as such is considered to be unacceptable in principle.

RECOMMENDATION Refuse permission for the following reasons:

The application site is located in the open countryside, outside any defined development boundary, and the proposed development is unrelated to agriculture, forestry or any other special need associated with the functioning of the countryside. Furthermore the proposed development constitutes a new build dwelling and is not for the conversion of an existing rural building. The proposed development constitutes unsustainable residential development in the open countryside contrary to policies RD2 of the North Lincolnshire Local Plan, CS3 of the Core Strategy and paragraph 55 of the National Planning Policy Framework.

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.



Application Site

© Crown copyright and database rights 2014. Ordnance Survey 0100023560

PA/2016/909

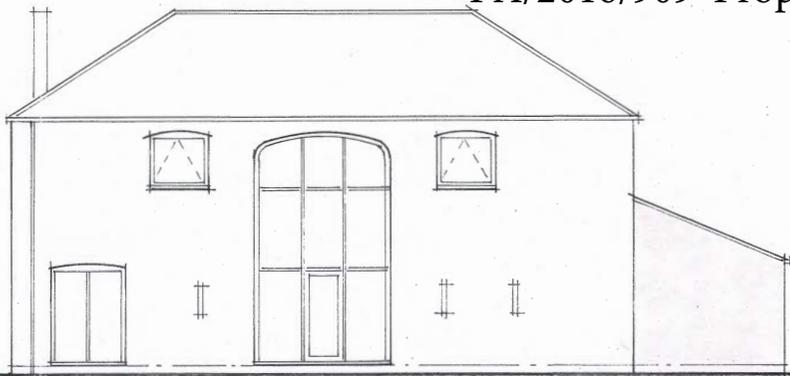
Drawn by: S Barden

Scale @A4 1:2500

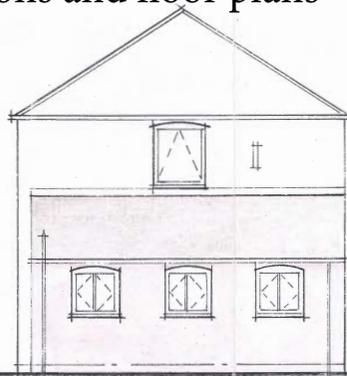
Printed on: 10/8/2016 at 13:47 PM



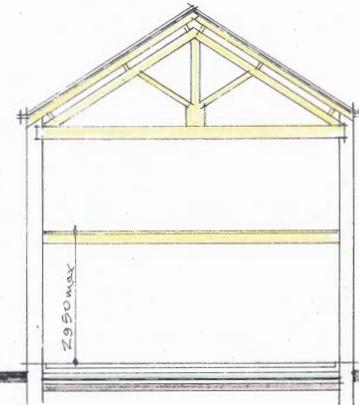




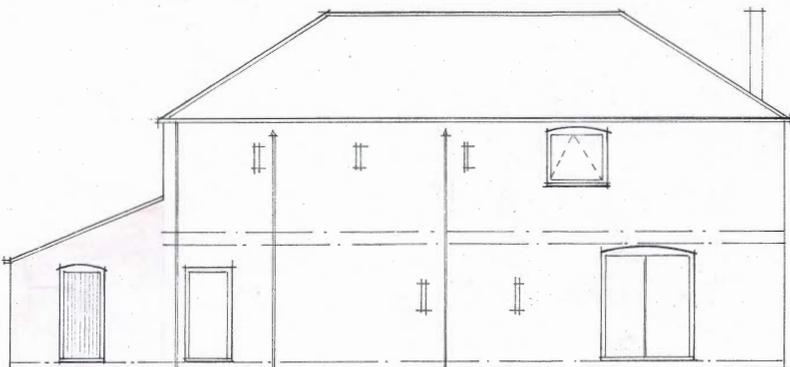
ELEVATION TO NORTH



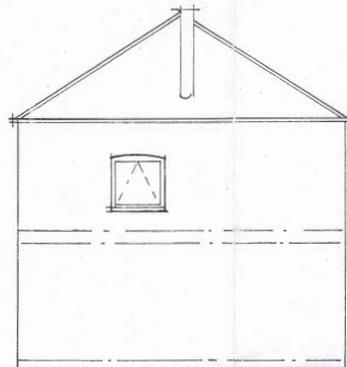
ELEVATION TO WEST



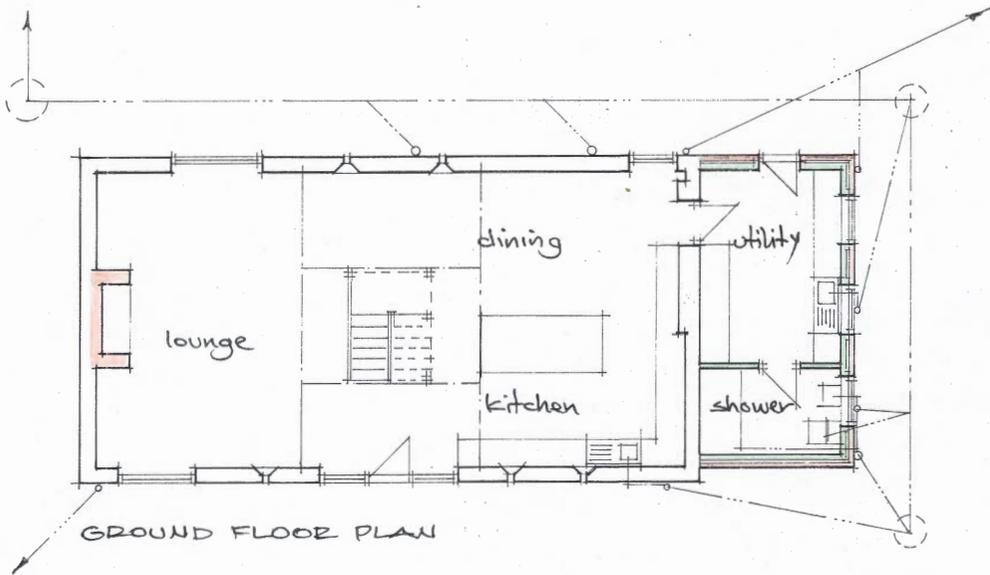
SECTION granary



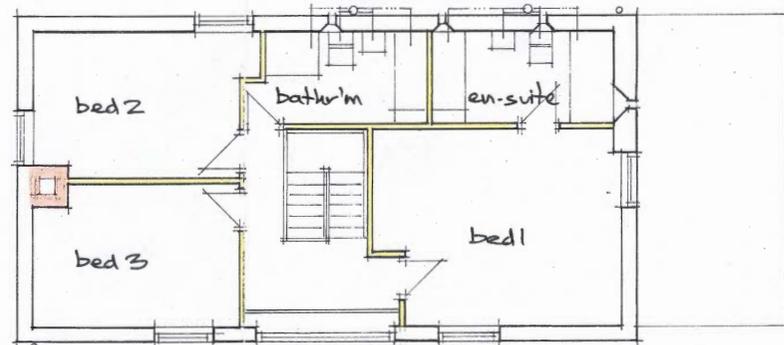
ELEVATION TO SOUTH



ELEVATION TO EAST



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PA/2016/909 Proposed Site Layout - Not to scale

