

# Officers Report

## Planning Application No: 148001

**PROPOSAL:** Planning application for conversion of existing barn building to 1 no. dwelling including erection of extension and new garage, boundary features and access gates

**LOCATION:** Glebe Farm Barn Fen Road Owmbly by Spital Market Rasen LN8 2DR  
**WARD:** Waddingham and Spital

**APPLICANT NAME:** Mrs Rebecca Archer- Chestnut Homes  
**WARD MEMBERS:** Cllr A M Duguid

**TARGET DECISION DATE:** 19/04/2024 (Extension of time agreed until 13/09/2024)  
**DEVELOPMENT TYPE:** Change of Use  
**CASE OFFICER:** Danielle Peck

**RECOMMENDED DECISION:** Grant planning permission with conditions

**The application is referred to the planning committee for determination in line with the Councils constitution as the proposal is considered to be a departure from Part A of Policy S5 of the Central Lincolnshire Local Plan.**

**Site Description:** The application site consists of a detached redundant barn located in the open countryside approximately 0.9km to the east of Owmbly by Spital. The site is accessed down a long single track access road which connects to Saxby Road.

The existing barn contains a two-storey element with a catslide roof together with a single-storey open sided element to the east. The barn is a mix of limestone, render and blockwork finish. The barn is adjoined by the access to the north with open countryside beyond a farm, known as "Totmoor Farm" located to the west and open countryside adjoins the eastern and southern boundary.

**The Proposal:** The application seeks full planning permission for the conversion and extension of the existing barn, known as Glebe Farm Barn. New entrance gates, boundary wall, a detached garage to the southeast of the barn is also proposed.

The existing barn building will be converted into a dwelling, it would then have a glazed link off its south elevation, to a cladded single storey extension which has the following approximate measurements: 15.7m in max length (including glazed link), 15m in max width, 2.6m max eaves height, 4.7m in max height.

The detached double garage has the following approximate measurements; 6.2m in length, 6m in width, 2.4m to eaves and 4.3m in total height.

Concerns were raised with the originally submitted plans, mainly due to the size and scale of the large, detached outbuilding and the scale of the proposed rear extension. Following an in-person meeting with the case officer, Conservation Officer and the applicant amended plans were received on 20/06/2024 and 12/07/2024.

The changes to the originally submitted plans comprise of the following:

- Removal of first floor of proposed extension and reduction in scale to single storey.
- Reduction and re positioning of the large, detached outbuilding/workshop to a detached double garage.
- Removal of rooflight on front elevation of barn.

### **Relevant Planning History:**

141838- Planning application for conversion of redundant farm barn buildings to 1 no. dwelling, to include extension, courtyard parking and garage facilities. Application Withdrawn.

119862 - Planning application for the conversion of redundant farm building to form a single dwelling incorporating home office and holiday let. Granted 30/03/2007.

125425 - Planning application for the conversion of redundant farm building to form a single dwelling incorporating home office and holiday let - to replace extant planning permission 119862, in order to extend the time limit for implementation. Granted 23/03/2010.

### **Representations- In Summary:**

**Full versions of the comments received can be viewed on the Councils website using the following link:** [West-Lindsey | Public Portal \(statmap.co.uk\)](https://www.westlindsey.gov.uk/public-portal)

**Chairman/Ward member(s):** No representations received to date.

**Owby By Spital Parish Council:** The parish council has no objection to this planning application.

### **Local residents/Third Parties:**

#### **23 Riseholme Rd, Lincoln- Objects to the Proposal- In Summary:**

**10/04/2024-** These additional comments should be read in association with my previous comments on this application dated 05/04/2024.

In considering the application further I have noted a matter which requires the LPA's attention. It relates to the consideration of Policy S5, Part A, Criteria a).

Criteria a) requires: "Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes".

There is no question that the building was originally built for agriculture, and there is no documented lawful intervening use. The lawful use of the building therefore remains as agriculture (Sui Generis).

It is therefore a requirement of criteria a) for the applicant to provide relevant evidence to determine that the building cannot be used for agriculture or has been appropriately marketed. No such evidence has been submitted by the applicant.

I would draw the LPA's attention to drawing 'OMB / 02' which depicts the proposed floor plans for the development. The oversized, rather industrial looking, outbuilding is subdivided into 'Garage & Workshop' and 'Farm Equipment Store / Workshop'. There is also a 'Farm Access' shown directly adjacent to the 'Farm Equipment Store / Workshop'.

The plans helpfully indicate the scale of the building by depicting various vehicles within the building. A very large farm vehicle and additional farm equipment are shown within the 'Farm Equipment Store / Workshop'. An agricultural machine of this scale is not required for maintenance of the dwelling or its curtilage, so it calls into question what agricultural operation the equipment will be required for.

The site is surrounded to the south and east by agricultural land and given the location of the field access it is reasonable to assume that the adjacent land to the south will be farmed by the equipment housed within the building. A land registry search has also indicated that the land directly to the south is within the same Title as the application site (LL289617).

With agricultural operations still required on site, evidenced by virtue of the need for a 'Farm Equipment Store / Workshop', this calls into question whether Criteria a) can actually be met. Because there is no justification why the farm equipment cannot be stored within the building to continue the agricultural use on site and to support the active arable production of adjacent land, i.e. its lawful use.

The applicant simply cannot demonstrate there is no demand for agricultural uses, because they themselves have provided evidence, by virtue of the 'Farm Equipment Store / Workshop' and 'Farm Access' that the need for agriculture remains on site. This need can continue without the building being converted to a dwelling, which would represent a continuation of the lawful use of the site and supporting the continued cultivation of best and most versatile agricultural land.

At the very least the applicant should be required to clarify this relationship, it is not usual for domestic dwellings to have agricultural scale buildings attached to them and clearly show large agricultural vehicles that are far in excess of vehicles associated with a domestic setting.

Overall, the application is contrary to Policy S5 as well as S12, S13, S53 and S57 (for the reasons set out in my previous comments on this application dated 05/04/2024).

**05/04/2024-** In summary I object to the application on the following grounds:

1) The application fails to provide any evidence as to why the building can no longer be used for the purpose for which it was originally built, or last used. Nor has any marketing taken place to demonstrate there is no demand for the building for business purposes.

2) The previous approval (129223) demonstrates it is possible to convert the barn to a residential use without extending it. The current application proposes inappropriate new

openings, additional features and new buildings within the curtilage that would totally overwhelm and dominate the existing building which is of intrinsic architectural merit.

3) As a result of the excessively large extensions and additional new buildings, the proposal would fail to preserve the significance of the non-designated heritage asset. Consequently, the array of unacceptable alterations clearly demonstrates that the proposed use is not compatible with the existing building when considering the lasting harm that would be caused to its significance.

4) The proposal fails to achieve high quality sustainable design that contributes positively to local character by virtue of the unacceptable excessive extensions and new buildings. The design approach has no regard to understanding the context of the existing building or providing a development which would reflect and enhancing the existing character and distinctiveness of the existing building.

5) The proposal is silent in relation to water efficiency and sustainable water management that will be employed on site and provides no consideration of the measures to improve the energy efficiency of the existing building. Overall, the proposal is contrary to policies S5, S12, S13, S53 and S57 and should be refused without delay.

**Glebe Farm- Supports the Proposal-** As the proposal contains a "home office", not unreasonable in today post pandemic society, what provision is being made for broadband as there is no Fibre to the Premises broadband to any of the existing 3 residential dwellings and 1 business premises currently on Fen Road. We, the residents of Fen Road have been informed by the village (Owmbly-By-Spital) FTTP provider that FTTP will not be provided to any of the 3 existing residential properties on Fen Road as it is not economically viable. Does this planning enable this to be revisited as current Broadband speeds available to the current 3 residential properties does not support current business practices such as virtual meetings with live video feeds.

**LCC Highways/Lead Local Flood Authority:** No objections. The proposal is for conversion of existing barn building to 1no. dwelling including erection of extension and new garage/workshop including boundary features and access gates and it does not have an impact on the Public Highway or Surface Water Flood Risk.

#### **Lincs Wildlife Trust:**

**09/05/2024-** The ecology report provides a good update on the state of the site since previous survey visits. I am just wondering if the site is too small to require a BNG assessment since its converting an existing structure.

**18/03/2024-** Lincolnshire Wildlife Trust wishes to place a HOLDING OBJECTION in regards to the above planning application until further ecological information has been submitted and we are satisfied that there will be no significant negative impacts on protected or priority habitats, species or local wildlife sites as a result of the proposed development.

The three ecology reports submitted with this application detail surveys that they were undertaken during 2020. The Barn Owl and Bat surveys were conducted in October 2020 with the Fox Den closure taking place in November of the same year. A full Preliminary

Ecological Appraisal will need to be undertaken to provide an update on the current status of the site in regards to its ecology and whether there are any protected and/or priority species present. The ecological conditions of the site and surrounding area are thus unknown, as are the impacts of the development on the environment (e.g., designated sites, priority habitats and legal protected species).

In February of this year Biodiversity Net Gain became mandatory for all new developments through the Environment Act. We would therefore wish to see a Preliminary Ecological Assessment (PEA), or equivalent document, with a BNG feasibility study incorporated into the Environmental Statement that would establish clearly how a minimum of 10% BNG would be delivered on-site (Policy S61). We would expect to see a UK Habitat Assessment survey with an accompanying Biodiversity Metric calculation for baseline setting and a plan to meet the mandatory 10% net gain. Given the nature of the proposed development we believe the applicant will be able to reach this requirement onsite without needing to explore offsite measures.

### Lincolnshire Bat Group:

**08/05/2024-** I've now had time to have a proper look at this. It's clearly a low level site, and the report's results are consistent with previous findings, but things can change – hence the need for updates. See page 5 for recommendations.

**01/04/2024-** Thank you for referring this application to Lincolnshire Bat Group. Given that the last survey appears to have been in 2020 we would agree with the Lincolnshire Wildlife Trust's observations that an updated survey is necessary. See their response.

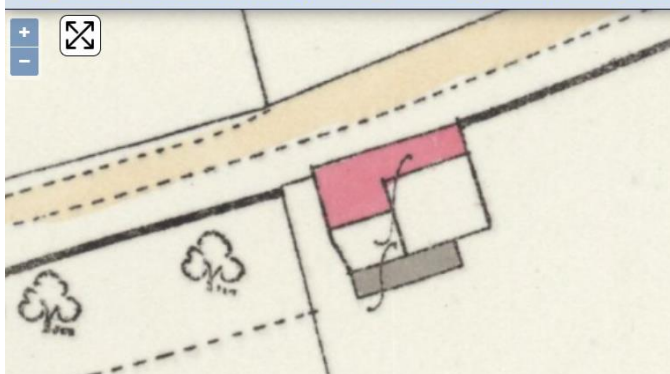
### WLDC Conservation Officer:

No written comments received on amended plans. Verbal response- Now more supportive of the amended proposals.

17/05/2024- The proposal seeks to convert the existing farm building of which I am supportive of. I would seek some alterations if other areas are resolved.

Lincolnshire XLIV.16  
Surveyed: 1885, Published: 1886  
Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 41 inches)

[Maps home](#) > [Ordnance Survey](#) > [OS 25 inch England and Wales, 1841](#)



— The proposal seeks to create a large extension to the rear for a kitchen/dining/lounge space.

The historic maps show the linear building providing a precedent of a small built structure. The grey shading states that this was a wood or metal clad building, most likely a small animal outbuilding. Although this cannot be confirmed, it is most likely that it was not a large or permanent structure of any substantial scale due to its construction.

The proposal seeks a foot print similar to that of the historic precedent, if a little larger. The introduction of a new building here would be supported for a structure that is small in scale and subservient to the historic building.

The proposal shows that the new build to the rear is similar in height to the small section of the two-storey historic building and is visibly intrusive to the visual impact of the principle elevation. This would need to be reduced to a single storey extension to remove the views of the development from above the single storey section. This building was historically subservient in design and scale, as shown in the historic plans, and any new design here should adopt that approach.

The use of the glazed link is a contemporary design that would have minimal impact and retain the historic form and layout.

The introduction of a garage/workshop is large and excessive for a domestic dwelling. The footprint of the garage is similar to, if not larger, than the proposed new rear building which is already considered excessive in scale.

The introduction of a new garage would be a harm to the historic linear form but this harm would be mitigated if a small garage was introduced that did not break the linear form. Any garage would be required to be subservient to the main dwelling and the new rear building to provide a clear hierarchy of importance.

However, the mitigation to allow the garage would be finely balanced therefore a strong design with a smaller garage would be required that retains the linear layout.

In this current form the proposal would be contrary to Policy S57 of the CLLP.

**LCC Archaeology:** The barn building in question has already undergone an historic building recording which was approved by this department. No further archaeological input is required.

### **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023 ); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

#### Development Plan

- ***Central Lincolnshire Local Plan 2023 (CLLP)***

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S5: Development in the Countryside

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S21: Flood Risk and Water Resources

Policy S47: Accessibility and Transport

Policy S49: Parking Provision  
Policy S53: Design and Amenity  
Policy S57: The Historic Environment  
Policy S60: Protecting Biodiversity and Geodiversity  
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

<https://www.n-kesteven.gov.uk/central-lincolnshire>

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2023. Paragraph 225 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

[https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf)

- **National Planning Practice Guidance**  
<https://www.gov.uk/government/collections/planning-practice-guidance>
- **National Design Guide (2019)**  
<https://www.gov.uk/government/publications/national-design-guide>
- **National Design Code (2021)**  
<https://www.gov.uk/government/publications/national-model-design-code>

#### **Main issues**

- Principle of Development
- Heritage and Design
- Ecology
- Highways and Access
- Residential Amenity
- Energy Efficiency
- Other matters

## **Assessment:**

### Principle of Development

The site is detached considerably from the nearby settlement of Owmbly by Spital and in an isolated countryside location, therefore, for the purposes of S1, the site would be categorised within tier 8 as 'Countryside'.

With reference to tier 8, Policy S1 states that: *Unless allowed by: a) policy in any of the levels 1-7 above; or b) any other policy in the Local Plan (such as Policies S4, S5, S34, or S43) or a relevant policy in a neighbourhood plan, development will be regarded as being in the countryside and as such restricted to:*

- *that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;*
- *delivery of infrastructure;*
- *renewable energy generation; and*
- *minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.*

The proposal to convert the barn falls to be assessed under Policy S5: Development in the Countryside Part A Re-use and Conversion of non-residential buildings for residential use. This states that proposals will be supported providing that the following criteria are met:

- a) Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes; and*
- b) The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features; and*
- c) The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.*

The existing barn is not suited to the size and scale of modern agricultural machinery. The buildings have been left unused for some time and are now in a state of disrepair. It is thought that a commercial/business use may likely require significant alterations to meet modern farming standards. The existing building is considered to be of notable architectural and historic merit and intrinsically worthy of retention in its setting. The building is considered to be a non-designated heritage asset (NDHA) being noted on the Lincolnshire HER (Ref: MLI116040), dating back to mid 19<sup>th</sup> century, originally being used as field barn. It is considered that criteria 'a.' and 'c.' are met.

Criteria b) of S5 states that the building shall be capable of conversion without the need for inappropriate new openings or additions. The proposals include the conversion of the



barn, with a glazed link to a single storey extension as well as a detached garage. The existing building is in a poor state of disrepair.

It is acknowledged that the scale of the extension, detached garage and alterations go beyond the provisions of criteria b) of Part A, in that they go beyond 'minimal alterations'. However, the proposals have been designed, through discussion, appropriately and relate well to the host building. They now provide interest to the barn and would enhance its historic interest as well as providing an appropriate level of living accommodation for future occupiers.

In conclusion, the proposal would comprise of a departure from Part A, specifically criteria b) of Policy S5. However, significant weight is given to the fact that the conversion would bring back into use a non-designated heritage asset as well as securing its long-term use. It is noted that the proposals are also supported by the Councils Conservation Officer.

The amended alterations, extension and detached garage are now considered to be acceptable and would bring back into use a non-designated heritage asset. The impacts on NDHA and the wider character of the area is discussed in more detail within the relevant sections of this report. In this case, it is considered that a departure from Policy S5 is justified.

#### Heritage and design

Policy S53- Design and Amenity of the CLLP states that all development proposals will:

##### *1. Context*

*a) Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;*

*b) Relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;*

*c) Protect any important local views into, out of or through the site;*

Policy S57- The Historic Environment of the CLLP states that '*Development proposals should protect and seek opportunities to enhance the historic environment of Central Lincolnshire.*'

Policy S57 advises that change of use of heritage assets will be supported provided that;

*g) the proposed use is compatible with the significance of the heritage asset, including its fabric, character, appearance, setting and, for listed buildings, interior; and*

*h) such a change of use will demonstrably assist in the maintenance or enhancement of the heritage asset; and*

*i) features essential to the special interest of the individual heritage asset are not harmed to facilitate the change of use.*

Paragraph 209 of the NPPF advises that: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

The application seeks full planning permission for the conversion and extension of the existing barn, known as Glebe Farm Barn. New entrance gates and a large, detached garage to the south east of the barn is also proposed. Historic maps show that the site layout had a rear range to the south, this is reflected in the proposed site layout plan.

The existing barn along to the north of the site would be converted into a dwelling, it would have a glazed link to a cladded extension which has the following approximate measurements: 15.7m in max length (including glazed link), 15m in max width, 2.6m max eaves height, 4.7m in max height.

The detached double garage has the following approximate measurements; 6.2m in length, 6m in width, 2.4m to eaves and 4.3m in total height. The new location of the garage will now sit in line with the extension and will therefore respect the historic form of the site.

Proposed materials will mainly consist of the following;

- Facing materials- Black Corrugated metal roof & Cladding;
- Pantiles to barn roof;
- Powder coated aluminium windows and doors;
- Black stained louvre fence screen and gates;
- Reclaimed brickwork in new boundary wall.

In the event permission is granted a condition will ensure that the proposed materials will be of a high quality with samples and specifications being requested prior to use in the development.

Concerns with the 2m high boundary brick wall and gates to the east and north boundaries were raised with the applicant during the application process, amendments to this wall have not been forthcoming. It is however acknowledged that the wall could be erected at any time without the requirement for planning permission and therefore does not warrant refusal on this element alone. The use of post and rail fence along the south boundary of the site is welcomed and would provide a less harsh transition into the open fields and countryside.

The proposed development, following the receipt of the amended plans, will better respect the host building and historic layout of the site due to the reduction in the scale of the garage and extension.

Overall, it is considered that the proposals would now have an acceptable visual impact upon the open countryside and landscape which it lies within. Views of the proposal are not considered to be harmful, and the extension respect the host building. The proposals accord to the aims of Policies S53 and S57.

## Ecology and Biodiversity Net Gain

Policy S60 states that; *All development should: a) protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; b) minimise impacts on biodiversity and features of geodiversity value;*

The application has been accompanied with the surveys from (2020) submitted in the previously withdrawn application (141838) as well as an updated bat roost and nesting bird survey by Delta- Simons carried out in 2024.

No barn owls were present during the survey, however, the northern section of the barn featured extensive evidence of barn owl in the form of pellets on both the ground floor and within the first-floor granary space (Figure 2 TN1 and TN2). This indicated long-term use of the barn, with both a large collection of debris containing small mammal bones and fully formed pellets, although none appeared to be very fresh at the time of the survey. It is likely the barn owls were gaining access through a broken clear plastic roofing panel on the southern pitch, or via the open doorway on the southern elevation. It is considered the barn is used as a barn owl roost, since no evidence of previous nesting activity was recorded. This was consistent with the findings of the survey in 2015 and 2020.

Many of the holes inspected within the barn structure led to relatively superficial crevices, which are unlikely to be suitable to support a significant number of bats or were cobwebbed indicating no recent use by bats. No evidence such as droppings or staining was recorded to be associated with any of the features.

Whilst the building on-Site offers potential roost features, most likely for individual or small numbers of bats, and offers suitable conditions for hibernation, no evidence of bat activity was recorded during the inspection. The findings of the survey are consistent with those reported in 2006 and 2020.

In the event that permission were to be granted a condition would ensure that the development is carried out in accordance with the recommendations contained within Section 5 of the Bat Roost and Nesting Bird Potential Survey by Delta- Simons.

The application was submitted prior to the introduction of the mandatory 10% BNG required by legislation, the proposal falls to be considered against the policies within the CLLP. Local policy S61 of the CLLP requires that *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*. Local policy S61 goes on to state that *“All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development.*

As the application is for the change of use of an existing building is considered that this would fall within one of the exemptions from the mandatory and policy BNG net gain. In any case it is considered that the proposal could provide biodiversity enhancements through a landscaping scheme, which would be conditioned in the event permission were

to be granted. Subject to conditions, the proposal would accord to the aims of policies S60 and S61 of the CLLP.

### Highways and Access

Policy S47 of the CLLP states that *“Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.”* Policy S49 sets out parking standards for the Central Lincolnshire Authorities.

LCC Highways have been consulted on the proposal and have no objections to the development. Overall, the development is acceptable in terms of accessibility, highway safety and there is ample parking provision around the site in accordance with the parking standards and would accord to Policies S47 and S49.

### Residential Amenity

Part 8, criteria d of Policy S53 of the CLLP states that development proposals will:

*d) Not result in harm to people’s amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;*

Paragraph 135 f) of the NPPF states that decisions should ensure that development...;

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Given the isolated nature of the site it is not anticipated there would be any impacts in relation to the above amenity considerations. The proposal offers an adequate amount of outdoor amenity space for modern standards of living, as well as meeting with the Nationally Described Space Standards. The proposal would accord to the aims of S53 of the CLLP and the provisions of the NPPF.

### Energy Efficiency and Water Sustainability

The proposals comprise of the conversion of an existing building. Policy S13 of the CLLP states that; *For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended)\*.*

A number of solar panels are shown on the proposed south roof slope of the single storey extension, their inclusion would accord to Policy S13 of the CLLP.

With regard to water sustainability Policy S12 states that;  
*In addition to the wider flood and water related policy requirements (Policy S21), all residential development or other development comprising new buildings:*

- *with outside hard surfacing, must ensure such surfacing is permeable (unless there are technical and unavoidable reasons for not doing so in certain areas) thereby reducing energy demand on the water recycling network;*
- *should consider the potential to incorporate a green roof and/or walls in accordance with Policy S20; and*
- *which is residential and which includes a garden area, must include a rain harvesting water butt(s) of minimum 100l capacity.*

In the event permission were to be granted a condition will ensure that a water butt is provided within the development.

## **Other matters**

### Public right of way

The nearby public right of way will not be altered or impacted by this development.

### Archaeology

LCC Archaeology have been consulted on the application advising that no further input is required.

### Drainage

The application form states that foul water is to be disposed of to a package treatment plan and surface water is proposed to be dealt with via SuDS and an existing watercourse. It is considered that foul and surface water is capable of being addressed by condition and subject to further details would accord with S21 of the CLLP and the provisions of the NPPF.

### Removal of Permitted Development Rights

In the event permission were to be granted it is considered reasonable and necessary in this case, due to the site's sensitive location, to remove permitted development rights for any further alterations to the building as well as the erection of any outbuildings. This would allow the Local Planning Authority to properly assess any alterations or outbuildings and their impact on the character of the area and host non designated heritage asset.

Comments from Neighbour- The comments from a neighbour regarding internet connection is noted, this is not a material planning consideration.

## **Planning Balance and Conclusion**

The proposal has been considered in light of relevant development plan policies namely, Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S5: Development in the Countryside, Policy S13: Reducing Energy Consumption in Existing Buildings, Policy S21: Flood Risk and Water Resources, Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S57: The Historic Environment, Policy S60: Protecting Biodiversity and Geodiversity and Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire

Local Plan in the first instance as well as guidance within the NPPG and the provisions of the NPPF.

In light of this assessment it is considered, on balance, that the principle of development can be supported with weight being given to the proposal bringing back into use a non-designated heritage asset and securing its long-term future. The impacts upon the character of the area residential amenity, highway safety, drainage and ecology and biodiversity are all considered to be acceptable subject to conditions. It is considered that the amended plans have addressed the LPA's initial concerns and the application can now be supported. It is therefore recommended that planning permission is granted subject to the conditions listed below.

### **RECOMMENDED CONDITIONS**

#### **Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

#### **Conditions which apply or require matters to be agreed before the development commenced:**

None.

#### **Conditions which apply or are to be observed during the course of the development:**

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details as shown on the approved plans and any other document forming part of the application:

- OMS/01 Site Location Plan
- OMB\_02 Rev B Proposed Floor Plans
- OMB\_03 Rev A Proposed Block Plan
- OMB\_04 Rev B Proposed Elevations

**Reason:** To ensure the development proceeds in accordance with the approved plans

3. No development, other than to foundations level on the proposed extension shall take place until details and samples (where stated) of the following materials have been made available on site for inspection and agreed in writing with the Local Planning Authority. The proposed development shall only proceed in accordance with the approved materials.

- Details of the reclaimed Brickwork, fencing and gates to be used in the boundary treatments;

- Specifications of Roof Tiles;
- All new external cladding– Samples to be made available on site for inspection;
- Specifications of all new windows (including roof lights), doors (including garage door), glazing and joinery details at a scale of 1:20, including colour and finish;
- Rainwater goods.

**Reason:** In the interests of visual amenity and to ensure the materials used are appropriate in this sensitive setting in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan 2023 and the NPPF.

4. No development other than to foundation level on the proposed extension shall take place until full details of foul and surface water drainage (including the results of percolation tests) has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

**Reason:** To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023.

5. The development hereby approved must only be carried out in accordance with the recommendations set out in the Bat Roost and Nesting Bird Potential Survey by Delta Simons dated April 2024.

**Reason:** In the interest of nature conservation to accord with the National Planning Policy Framework and Policies S60 and S61 of the Central Lincolnshire Local Plan 2023

6. All new external and internal finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To safeguard the fabric and appearance of the host building, a non- designated heritage asset in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

7. No development other than to foundation level on the proposed extension shall take place until full details until a scheme of ecological enhancements, including the provision of Bat and Bird Boxes and the Owl nest box have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and Policies S60 and S61 of the Central Lincolnshire Local Plan.

8. Prior to the first occupation of the dwelling hereby permitted, a scheme of landscaping including details of the size, species and position or density of all trees and hedges to be planted, shall be submitted to and approved in writing by the Local Planning Authority. All planting comprised in the approved details of landscaping shall at the latest be carried out

in the first planting season following the occupation of the relevant dwelling; and any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure the visual impact of the development on the area is minimised and in the interests of providing biodiversity enhancements in accordance with the requirements of Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

9. Prior to occupation of the approved dwellings evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

**Reason:** In the interests of sustainable water management in accordance with policy S12 of the Central Lincolnshire Local Plan.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

10. Notwithstanding the provisions of Class A, AA, B, C, D and E of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order), following the commencement of the development hereby permitted, there shall be no further alterations, windows, additions or enlargement of the dwelling, or additional buildings within its curtilage, unless planning permission has first been granted by the local planning authority.

**Reason:** To allow the Local Planning Authority to appropriately assess the visual impacts of any alterations to the development in accordance with Policies S53 and S57.

**Notes to Applicant**

**COMMUNITY INFRASTRUCTURE LEVY**

Please be aware that as of the 22<sup>nd</sup> January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge.

The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal [www.west-lindsey.gov.uk/cilforms](http://www.west-lindsey.gov.uk/cilforms) and West Lindsey District Council's own website [www.west-lindsey.gov.uk/CIL](http://www.west-lindsey.gov.uk/CIL)

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties.

**Human Rights Implications:**



The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.