

APPLICATION NO PA/2021/1631

APPLICANT Henderson

DEVELOPMENT Planning permission to alter an existing outbuilding within the curtilage of a Grade II listed building

LOCATION Park Farm, Upperthorpe Hill, Westwoodside, DN9 2AL

PARISH Haxey

WARD Axholme South

CASE OFFICER Deborah Oikeh

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: 78

North Lincolnshire Local Plan: DS1, DS5, T2, T19, HE5, DS14, DS16

North Lincolnshire Core Strategy: CS1, CS5, CS6, CS19

CONSULTATIONS

Highways: No objections or comments.

Drainage (Lead Local Flood Authority): No objections or comments.

Conservation: Recommended design change.

PARISH COUNCIL

Objects with the following queries:

Will the addition of windows and alteration to the building affect its overall impact on the listed building?

Is the proposed change of use the most viable use for protecting the asset?

It is difficult to assess what use it will have and whether it forms an ancillary use to the main property.

PUBLICITY

Advertised by site and press notice. No comments received.

ASSESSMENT

Planning history

2/1988/0257: Listed building consent for the replacement of all windows and door frames to front and rear – approved 17/05/1988

PA/2005/1222: Planning permission to erect a conservatory – approved 14/09/2005

PA/2005/1223: Listed building consent to erect a conservatory – approved 14/09/2005

Proposal and site characteristics

This proposal relates also to listed building consent application PA/2021/1699, which appears elsewhere on this agenda. The application seeks to alter an outbuilding within the curtilage of a grade II listed building, to create guest accommodation. The site comprises a detached two-storey property designated as a grade II listed building, an outbuilding and a garage at the rear of the property within the development boundary of Westwoodside which is defined as a Rural Settlement in the Core Strategy.

Site constraints

The outbuilding to be altered is within the curtilage of a grade II listed building.

Principle of development

Policy CS1 of the Core Strategy states, ‘...Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should consider levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.’

Policy CS6 of the Core Strategy states, ‘The council will seek to protect, conserve and enhance North Lincolnshire’s historic environment, as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.’

Policy HE5 is concerned with development affecting listed buildings and further reinforces the council’s vision to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. It particularly addresses this type of application and further states, ‘Alterations and additions should not adversely affect the essential character of the building, should be in keeping with its architectural style and features and should harmonise with its surroundings.’

Additionally, policy HE5 recognises the need to put into continued use listed buildings or buildings within their curtilage. Section 14.30 under policy HE5 states, ‘Some listed buildings are no longer required for their original use and there is a danger that they could lie empty and fall into disrepair, causing an eyesore and increasing pressure for them to be demolished. Therefore, there is a need to be flexible in considering alternative uses for such buildings if that use holds the key to a building’s preservation. For such a change of

use to be acceptable, it should maintain the integrity of the building in terms of its appearance and character.'

Whilst the proposal is in a rural settlement, it is within the development boundary of Westwoodside and, hence, acceptable in principle. Moreover, the location for the proposed development is within a sustainable community served by existing infrastructure.

Character and appearance

Policies CS5 and CS6 of the North Lincolnshire Core Strategy, and policy DS1 of the local plan, are concerned with the quality of design of a proposal and its impact on the appearance and character of the area. Policy CS6 specifically relates to North Lincolnshire's historic buildings and environment and seeks to protect their character and appearance. Policy CS5 on the other hand relates to all development and states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place'. 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.' Policy DS1 further corroborates policy CS5 and reiterates that 'A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused.'

The HER was consulted on the impact of the alteration on the heritage asset and the outbuilding itself. The HER response is: 'It is accepted that there will have to be some alterations on the building to enable the change of use. There is no objection to the internal alterations as the new wall does not negatively impact on the character of the outbuilding or the adjacent principal listed building.' The HER recommends a change of the window design into a more traditional design appropriate to the age and character of the historic site. The plan has been amended accordingly to address the issue of the style of windows and a condition has been attached to ensure the recommendations are upheld if planning permission is granted.

The scheme would now incorporate the use of timber horizontal sliding sash windows and an orange clay pantile roof to match existing. This is assessed as such that will ensure the outbuilding remains in keeping with the character of the listed building and its environment.

Amenity

Policies DS1 and DS5 of the North Lincolnshire Local Plan are concerned with residential extensions. Policy DS5 specifically applies to residential extensions and states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The outbuilding is a single-storey structure at the rear of the property, hence partly obscured by the main building. Additionally, the alteration would not result in an increase in scale or openings as the works to be carried out are internal. Therefore, it is assessed that the alteration to the outbuilding would not adversely impact neighbouring amenity.

Highways

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The site can be accessed via Upperthorpe Hill and Commonside utilising the existing access. The Highways team have also confirmed that they have no objection to the proposal.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water.

In this regard, the Lead Local Flood Authority have been consulted and have no objections to the proposal.

Other matters

A few concerns were raised by the parish council about the proposed use and the alteration of the outbuilding which are addressed below:

With regard to the impact of the addition of windows to the building, the HER recommended a sliding sash window which is more traditional and appropriate to the age and character of the historic site.

The outbuilding at the moment is used for general storage and at present the interior and roof remain in a state of disrepair. Therefore, the interior and roof of the outbuilding would need repairs in any case. Whilst the proposed use of the building is for guest accommodation for family and friends, the plans show the building can only serve a guest at a time. It is considered the restrictive use at any one time would put the outbuilding in effective use without creating a detrimental impact on the heritage's setting. Additionally, the new use (class C1) and the current use (residential building, class C3) are both under class C. However, being a designated asset, an application for listed building consent under reference PA/2021/1699 has been submitted.

Policy HE5 states, 'For a change of use to be acceptable, it should maintain the integrity of the building in terms of its appearance and character.' Whilst the building would be internally partitioned for it to be used sustainably, it is assessed that the internal alteration would not negatively impact on the character of the outbuilding and the adjacent listed building. Therefore, it is assessed the proposal would fulfil the council's vision (policy HE5) of ensuring the viable use of heritage assets and buildings in their curtilage.

Conclusion

The proposal is located within the development boundary of Westwoodside and flood zone 1 which makes it acceptable in principle. The new use (single guest accommodation) would put the building in viable use without adversely impacting the setting and character of the building and the heritage asset. It is therefore considered that this proposal accords with policy HE5 amongst others.

Pre-commencement condition

The condition to install the recommended windows has been agreed with the applicant/agent.

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 18(1)a of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location plan and existing & proposed block plan 001, both dated Sept '21
- Proposed floor and elevation plans 003 dated Sept '21.

Reason

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

3.

No development shall be carried out until details of the window have been submitted to and approved in writing by the local planning authority.

Reason

To protect the character and appearance of the heritage asset within the curtilage.

4.

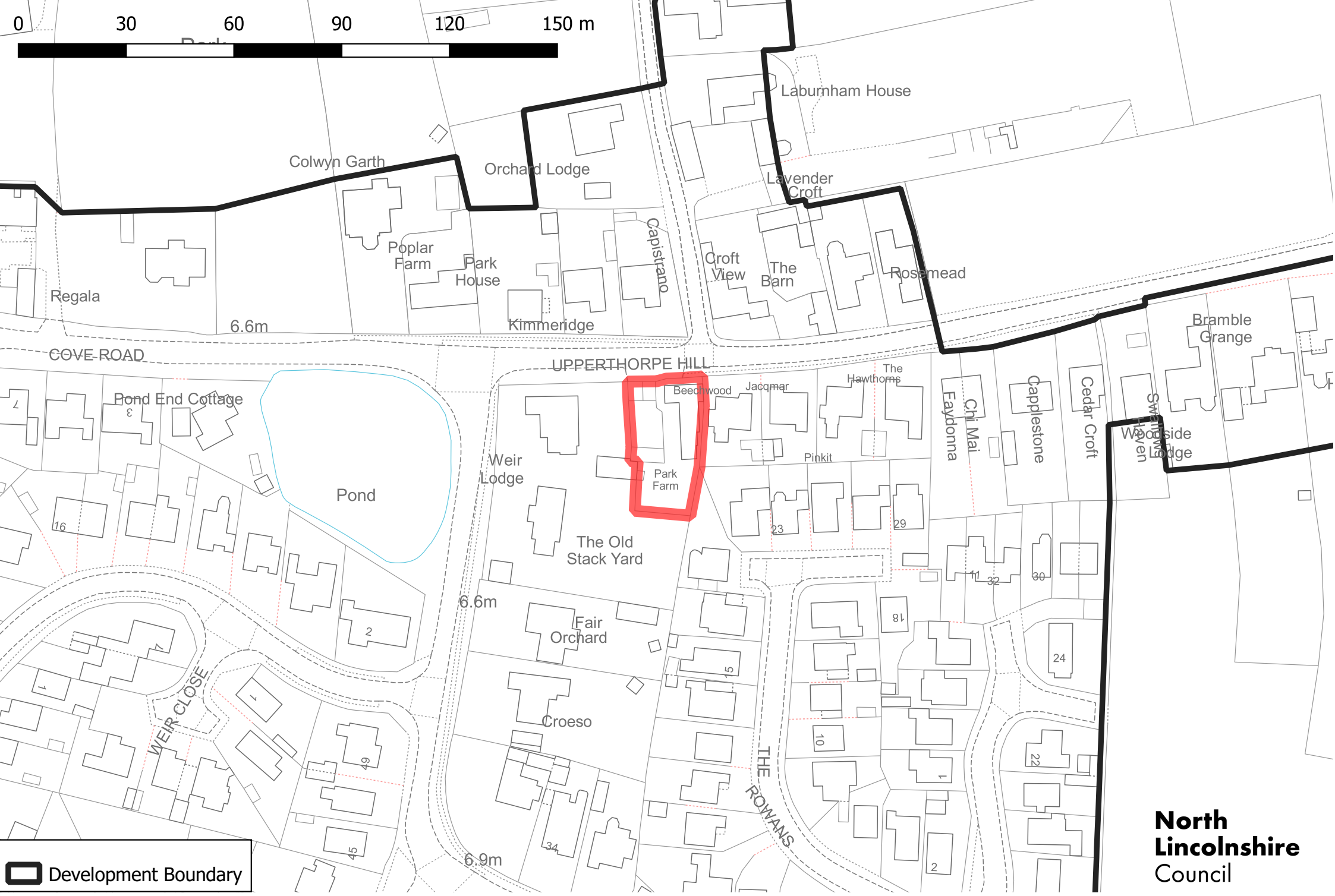
The guest accommodation with drawing numbers 001 and 003 hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Park Farm, Upperthorpe Hill, Westwoodside, DN9 2AL.


Reason

To prevent the establishment of a separate unit of residential accommodation without appropriate standards of open space, access and parking, which would be contrary to policies DS1 and T2 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.



 Development Boundary

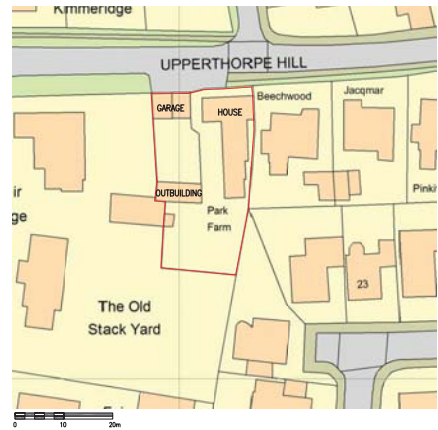
PA/2021/1631

**North
Lincolnshire
Council**

PA/2021/1631 Proposed layout (not to scale)



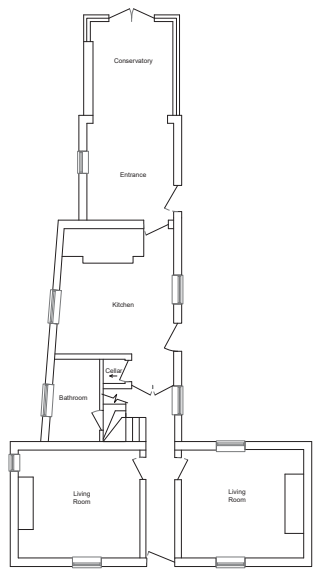
LOCATION MAP



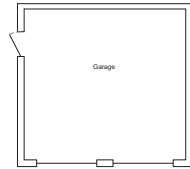
EXISTING & PROPOSED BLOCK PLAN

PA/2021/1631 Proposed plans and elevations (not to scale)

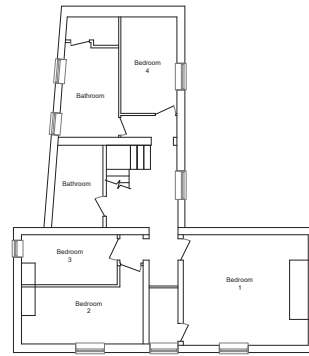
AMENDED



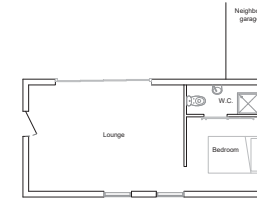
GROUND FLOOR PLAN (HOUSE)



GARAGE



FIRST FLOOR PLAN (HOUSE)



OUTBUILDING



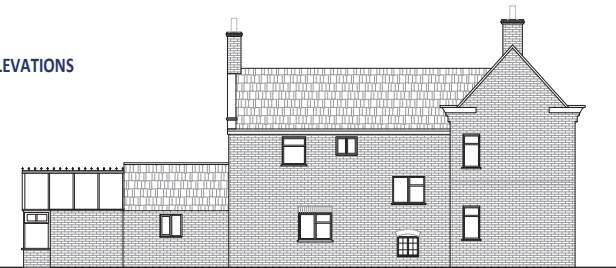
HOUSE & GARAGE ELEVATIONS

FRONT ELEVATION

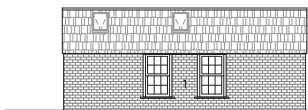


HOUSE & GARAGE ELEVATIONS

SIDE ELEVATION



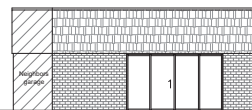
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

OUTBUILDING ELEVATIONS



1. NEW HARDWOOD DOOR/WINDOW FRAMES



REAR ELEVATION

Project Name: **Change of use outbuilding to guest room**
 Project Address: **Park Farm, Upperthorpe Rd, Westwoodside DN9 2AL**

Drawing Title: **Proposed Plans & Elevations**

Drawn: **CH** Checked: **KD** Approved: **CH**

Date: **SEPT 2021** Rev: **B**
 Scale: **1:50 & 1:100 @ A1**

Drawing No: **003**

CENTRELINE
 DESIGN CONSULTING LTD.

Centreline Design Consulting Ltd.
 7, Fosse Street, Leeds, West Yorkshire, LS1 2JQ
 T: 01754 410150 M: 07834 915752
 E: info@centredesign.co.uk