



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8 February 2024



S23/1417

Proposal: Conversion of existing outbuildings to create a detached residential annexe.
Location: Old School House Corby Road Irnham Lincolnshire NG33 4JB
Applicant: Mr Trevor Simmons
Agent: Mr David Todd - David Todd Architecture Ltd
Application Type: Householder
Reason for Referral to Committee: Application called in by Ward Councillor Nick Robins

Key Issues:

- Principle of Development
- Impact on the character of the Area and the Designated Heritage Assets
- Impact on residential amenity
- Impact on highways and parking

Technical Documents: Planning and Heritage Statement

Report Author

Debbie Wetherill, Development Management Planner



01476 406271



Deborah.wetherill@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Castle

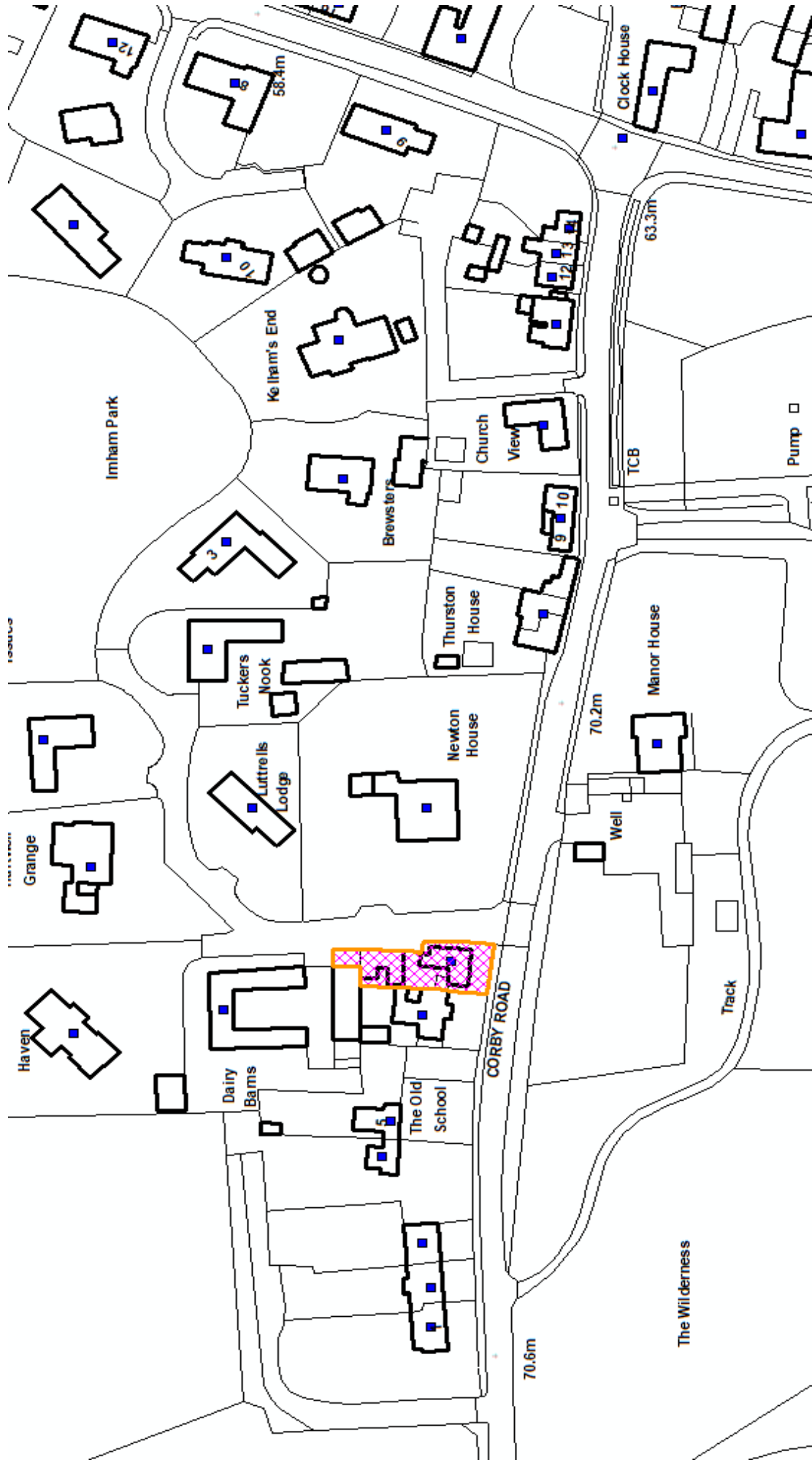
Reviewed by:

Adam Murray – Principal Planning Officer

29 January 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Application Boundary

Key

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1 Description of Site

- 1.1 The application site relates to outbuildings positioned to the rear of Old School House, which is a Grade II Listed C19 house formerly associated with the adjacent village School. The site is located on the residential Corby Road in the small village and Conservation Area of Irnham.
- 1.2 The area is predominantly residential, with the nearby Grade II Listed Building Newton House to the east on the opposing side of the private lane which runs alongside Old School House and is shared by a more modern and recent residential development of seven dwellings positioned rear, north of the site.

2 Description of Proposal

- 2.1 The detached single storey brick and pantile roofed outbuilding, located within the grounds to the rear of the house, is to be converted to a residential annex. The proposal comprises a range of alterations to the outbuilding including the enlargement in width of an existing wing at the southern end, and various comparatively minor alterations to fenestration - to elevations facing the enclosed internal courtyard, and with two small (conservation) rooflights to be inserted in the east facing roofslope to the building.

3 Relevant History

- 3.1 S20/0829– Full Planning Permission - Single storey rear extension– Approved conditionally.
- 3.2 S20/0830 - Listed Building Consent for single storey rear extension – Approved conditionally.
- 3.3 S23/1417 – Full Planning Permission - Conversion of existing outbuildings to create a detached residential annexe.

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy DE1 - Promoting Good Quality Design

Policy EN6 - The Historic Environment

Policy ID2 - Transport and Strategic Transport Infrastructure

4.2 National Planning Policy Framework (NPPF)

Section 9 - Promoting Sustainable Transport

Section 12 - Achieving Well-Designed & Beautiful Places

Section 16 - Conserving and Enhancing the Historic Environment

4.3 Neighbourhood Plan

There is no made neighbourhood plan for Irnham

5 Representations Received

5.1 Parish Council

- 5.1.1 Irnham Parish Council support this application in principle but note the following inconsistencies:
- 5.1.2 The application states 'to create a detached residential annexe' but the Parish Council note the buildings are attached to the Old School House and the garage at the neighbouring property, Dairy Barns.
- 5.1.3 We would ask that consideration be given to the type of window in the existing opening of the bedroom such that it opens vertically and not onto to the road at head height.
- 5.1.4 If permission is to be granted for this annexe the Parish Council would ask that a clause restricting its use, such as 'The annex shall be used for private domestic purposes ancillary to the main dwelling, and shall not be used for commercial purposes or as a separate dwelling.' be included.
- 5.1.5 Councillors note that this property, on the corner of Corby Road and Irnham Park, is often congested with parked vehicles.

5.2 LCC Highways & SuDS Support

- 5.2.1 Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. Whilst it is possible that the development may result in more parking demand than the spaces available, there is parking available on the highway in the vicinity, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.
- 5.2.2 The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Irnham Park is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on Corby Road and its junction with Irnham Park. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users..

5.3 Conservation Consultant

- 5.3.1 The Old School House is a distinctive Grade II Listed C19 house formerly associated with the adjacent village School. The house is prominently sited within the village Conservation Area. A modest detached single storey brick and pantile roofed outbuilding, located within the grounds to the rear off the house, is to be converted to a residential annex.
- 5.3.2 A range of alterations are proposed to the outbuilding including the enlargement in width of an existing wing at the southern end, and various comparatively minor alterations to fenestration - to elevations facing the enclosed internal courtyard, and with two small (conservation) rooflights to be inserted in the east facing roofslope to the building.
- 5.3.3 The proposed alterations and extension to the building will be complementary in form, detailing and materials and (apart from the rooflights) will not be readily open to public view. The impact on the character and appearance of the outbuilding itself and the setting to the adjacent Listed building and the Conservation Area will therefore not be significant or

harmful, either visually or architecturally. There are no objections to the proposal on heritage grounds.

5.4 **Heritage Lincolnshire**

5.4.1 We have no comment to provide on the above application.

5.5 **Heritage England**

5.5.1 Advises the Authority to seek the views of your specialist conservation and archaeological advisers.

6 Representations as a result of publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 letters of representation have been received. The points raised can be summarised as follows:

1. The fact that this is a listed building in a conservation area should give it more protection and the principle of good design is absolutely essential.
2. The proposal is to take the roof off the outbuildings and raise their height – breaking the symmetry of the street scene - with neighbouring original outbuildings, down the very visually important private road. Together with them being less subservient and more dominant to the main house and the wider built environment.
3. There is no re-use of the original roof tiles in order to ensure consistency.
4. The application has effectively created a new separate dwelling. In terms of the Design Guide policy you have to assess the new dwelling created and the impact it has on the existing dwelling. The applicant has not put the existing dwelling on the application, quite deliberately, thus ignoring the impact that the new dwelling has on it.
5. Regarding the existing house what has happened to it's amenity / parking / garden shed?
6. The lack of green space since the Old School House and School Room would be split by a boundary fence and no back garden area allowed for the Old School House.
7. Although the Case Officer and Highways say parking is a civil matter, in this case, this scheme goes against SKDC's Principle Design Planning policy. The footprint has been extended to allow for more people and cars yet the garage (marked as 'store' on the plan) has been taken away this resulting in less parking for more people. This scheme is an over development of the site and contravenes a lot of points in Appendix 1.
8. The application end would result in two substandard buildings and even if SKDC imposed planning conditions it doesn't detract from contravening it's policy

7 Evaluation

7.1 **Principle of the development**

7.1.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate and contribute toward a strong, stable and more diverse economy. The policy requires consideration of a number of matters including the impact of development of climate change, minimising the need to travel, avoiding development of areas of flood risk and development

proposals giving rise to pollution, encouraging the use of previously developed or underutilised land, providing a supply of housing to meet the needs of present and future generations, and enhancing the character, natural environment and cultural and historic environment.

- 7.1.2 Part 1 Class E (Buildings etc incidental to the enjoyment of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits the provision of a building or enclosure required for a purposes incidental to the enjoyment of a dwelling, subject to certain criteria.
- 7.1.3 A purposes incidental to a dwellinghouse does not cover normal residential uses, such as self-contained accommodation, or the use of an outbuilding as primary living accommodation, such as a bedroom, bathroom or kitchen.
- 7.1.4 In this case, the proposed development relates to the change of use of an existing outbuilding to be used as an annexe to the host dwelling. The building would be self-contained, providing a sitting room, 2 (no) bedrooms, a kitchen and a bathroom. However, due to the building's location within the rear garden of The Old School House, future occupants of the building would be required to utilise the existing access serving the main dwelling, and would similarly share the amenity space and utilities of this dwelling. As such, it would not be possible for this building to be occupied as an entirely independent unit.
- 7.1.5 In this case, the principle of development is deemed to be acceptable, subject to material planning considerations. These include the impact of the development on the character and appearance of the host listed building and wider conservation area, the impact of the development on neighbouring land uses and highways . These matters have been assessed in detail below.
- 7.2 **Impact on the character and appearance of the area and those designated heritage assets**
- 7.2.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.
- 7.2.2 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
- 7.2.3 The proposal comprises removal of the more recent additions to the building including the brick and block lean-to addition within the courtyard, together with the short east-west southern arm of the building. This will be replaced with a new extension but the majority would utilise the same footprint.
- 7.2.4 A new roof will be extended across the existing east-west arm and the new extension. As the span of the roof is greater this will result in a slightly higher roof than the existing roof. This will tie into the roof of the north-south arm of the building with a hip (the upper section of the southern gable will be removed) and will mirror the hip detail at the northern end of the building.
- 7.2.5 The extended element of the building will incorporate two new openings. All of the other openings are to be retained and new doors and windows inserted into the existing openings.

The amended plan now also details the garage door type opening in the north facing elevation of the building to be reduced in size, with new brickwork and two small windows inserted into the reduced opening. Two(no.) conservation rooflights are proposed to be inserted into the east facing roofslope. Bricks and tiles for the new building elements will match existing materials. Internally, the building will incorporate a kitchen, a lounge, a bathroom and bedroom. Set between the arms of the building will be a small, enclosed courtyard area.

7.2.6 Consultation with the Conservation Officer was undertaken and agreed there would be no negative impact upon the Listed buildings and considered to be acceptable in principle. He refers to the proposals as '**complementary in form, detailing and materials, not readily open to public view**'. He concludes that '**the impact on the character and appearance of the outbuilding itself and the setting to the adjacent Listed building and the Conservation Area will therefore not be significant or harmful, either visually or architecturally**'.

7.2.7 Providing materials are in keeping and sympathetic, as stated within the application and which can be conditioned accordingly with any permission, the clearing of the site and renovation would be considered a visual improvement which would further preserve and enhance the existing building including the setting of the host dwelling and those other nearby Listed Buildings, to the benefit of the character and appearance of the wider Conservation Area.

7.2.8 The proposal is minor in detail and consists the enlargement in width of an existing wing at the southern end, minimally increasing the roof height and various comparatively minor alterations to fenestration - to elevations facing the enclosed internal courtyard, and with two small (conservation) rooflights to be inserted in the east facing roof slope to the building.

7.2.9 Although concerns have been raised in relation to the site being over developed, its proposed height breaking the symmetry of the street scene and other buildings, including over dominance and not being subservient. It should be noted that the proposal is utilising the existing building on site including the footprint of those elements to be demolished. Although there is a small increase in roof height and width within the internal courtyard together with a change in fenestration, the proposal is considered small scale and would barely be noticeable from that existing. The only visible change within the streetscene would be the hip which would appear sympathetic and to mirror the existing hip to the north over the garage element.

7.2.10 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the existing, streetscene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.3 **Impact on the neighbours' residential amenities**

7.3.1 During the course of the application process, the windows have been amended to the north elevation in place of the old garage doors. The provision of the windows to this elevation are considered an improvement on that of the garage doors when considering their existing relationship with the access to Dairy Barns at the rear. These would have a reduced opening out into the access as opposed to doors. Furthermore, the windows would not directly overlook the main amenity space of the property, or have an unacceptable resulting relationship upon the private amenities of this neighbour and no objections have been received in this respect.

7.3.2 The alterations are mainly within the courtyard, utilising the existing footprint and will barely be seen beyond the confines of the site but for the change in hip to part of the southern elevation and the insertion of roof lights to the east roof slope. These remain of an acceptable outlook and distance in relation to those other nearby neighbours including the occupants of Newton House on the opposing side of the highway and east of the site.

7.4 **Living conditions (of future occupants)**

7.4.1 It is understood that the 'Old School House' and 'School House' neighbouring to the west are both within the ownership of the applicant, The Old School House being the main residence and the School house used as business premises. The application proposes a 2m fence to the rear which would define the two uses. However, it is considered that the buildings will continue to be seen in context with each other and not physically pulled apart or severed but defined only in terms of use. Such that the provision of a fence would not detract from the importance of the heritage assets and amenity space remains as existing for the occupants of the application site Old School House.

7.4.2 Taking into account the scale and nature of the proposal, and adequate separation distances, there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the South Kesteven Local Plan.

7.4.3 It is acknowledged that the proposal would reduce the amount of garden space available on the site for residents. However, some outdoor space would still be available, so this is not considered to provide sufficient grounds for a refusal.

7.4.4 The scheme considered to provide satisfactory living conditions for future occupants, as required by NPPF section 12 and local plan policy DE1.

7.5 **Highways Issues**

7.5.1 The plans detail the loss of the existing garage/store; however it should be noted that the size of this building is inadequate to accommodate the modern day car and as such parking has historically been in and around the site. There have been no recorded incidents or accidents within the vicinity.

7.5.2 It is accepted that there is limited parking but use is only for that of an annex which is unlikely to result in significant increase in comings and goings to the site. Furthermore, The Highways Authority has raised no objections to the works on highway safety, stating that whilst it is possible that the development may result in more parking demand than the spaces available, there is parking available on the highway in the vicinity, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

7.5.3 For those reasons mentioned above, it is considered that the proposal would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

- 10.1 The application is not for a new dwelling but an annex ancillary to the main dwelling house re using the outbuildings. The Planning Authority cannot pre-empt what may or may not happen but look at the application as presented applying the relevant national and local plan policies.. The building shares the same services and is to be used in connection, ancillary to the main dwelling. It would require FULL planning permission if it were to be severed from the host dwelling and used as an independent dwelling or to be put on the open market as one. The use of the annex can be conditioned and therefore enforced accordingly.
- 10.2 Taking the above into account, it is considered that the proposal is appropriate for its context and accords with the NPPF (Sections 9,12 and 16) and Policies DE1, EN6 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

11 RECOMMENDATION:

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the recommended schedule of conditions.

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Location Plan re.1335.7A received 14 August 2023
 - ii. Amended proposed Floor and Elevations re. 1335.6B received 21 November 2023

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Ongoing Conditions

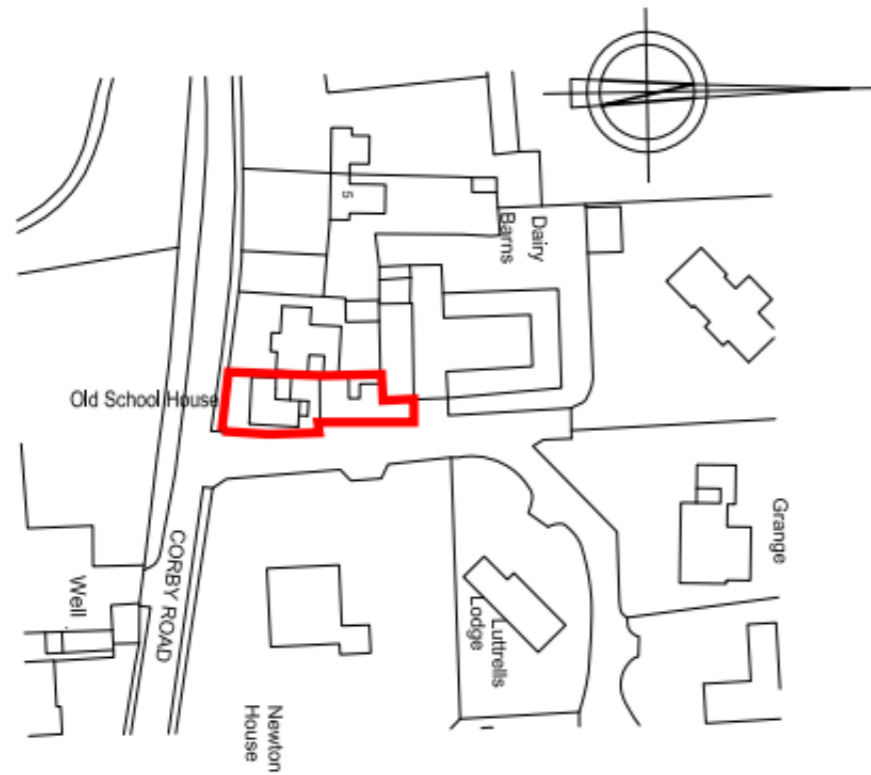
- 3) The Annexe hereby permitted shall only be occupied for residential purposes which are ancillary to the residential use of the application dwelling; The Old School House. The building shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent/separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks shall not be installed. Separate vehicle access, parking or garden areas shall not be created/demarcated. A separate postal address shall not be created for the annexe/extension/building/conversion.

Reason: The establishment of a further independent dwelling on this site would give rise to conditions detrimental to the amenities and privacy of both the existing dwelling and proposed accommodation

Standard Note(s) to Applicant:

- 1) In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework
- 2) Please note that additional Council Tax may be payable for the domestic annexe hereby permitted. Please contact SKDC Revenue Services on 01476 406080 for more information

Site Location and Site Plan



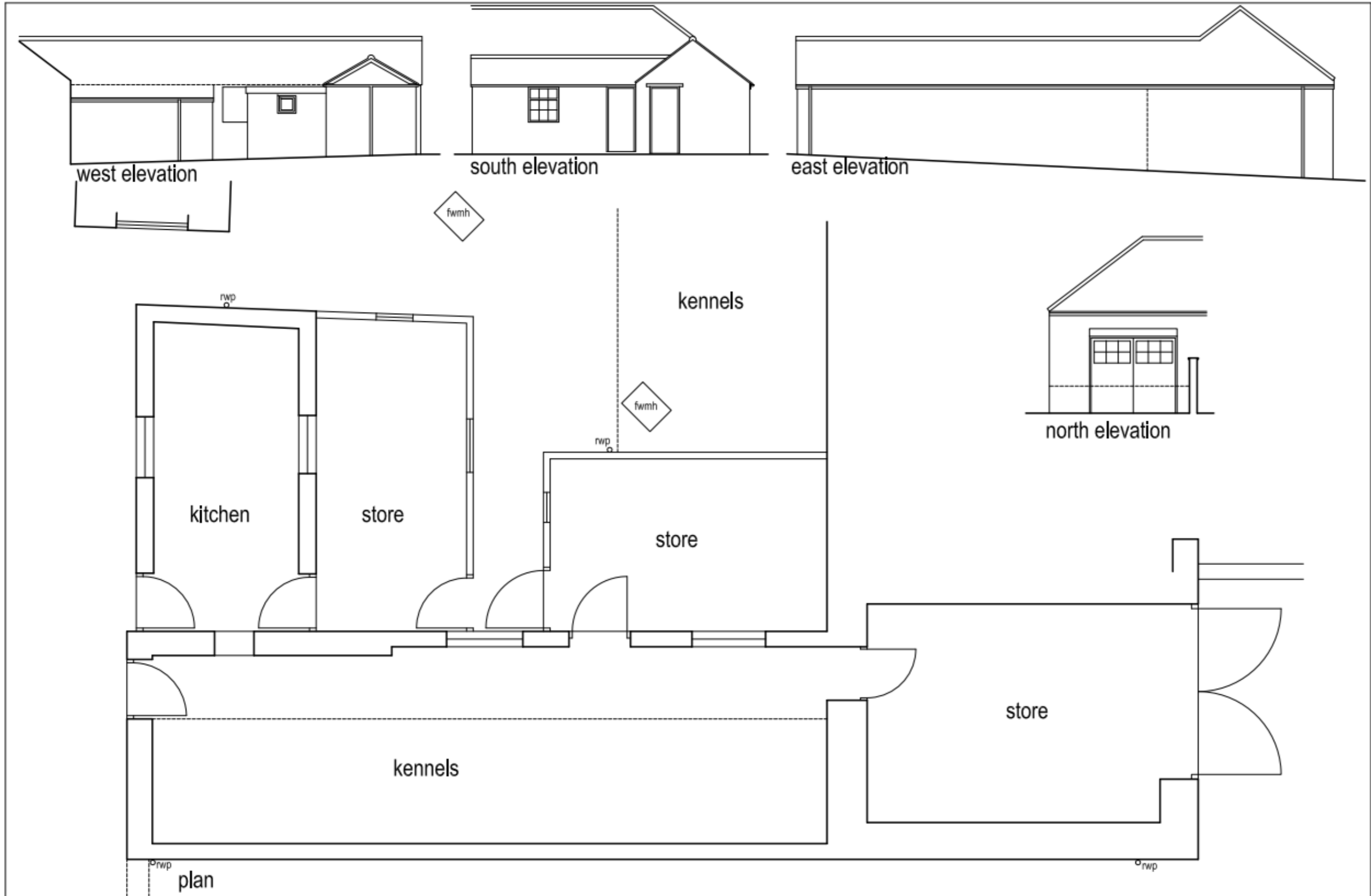
location plan scale 1 : 1250



site plan scale 1 : 200

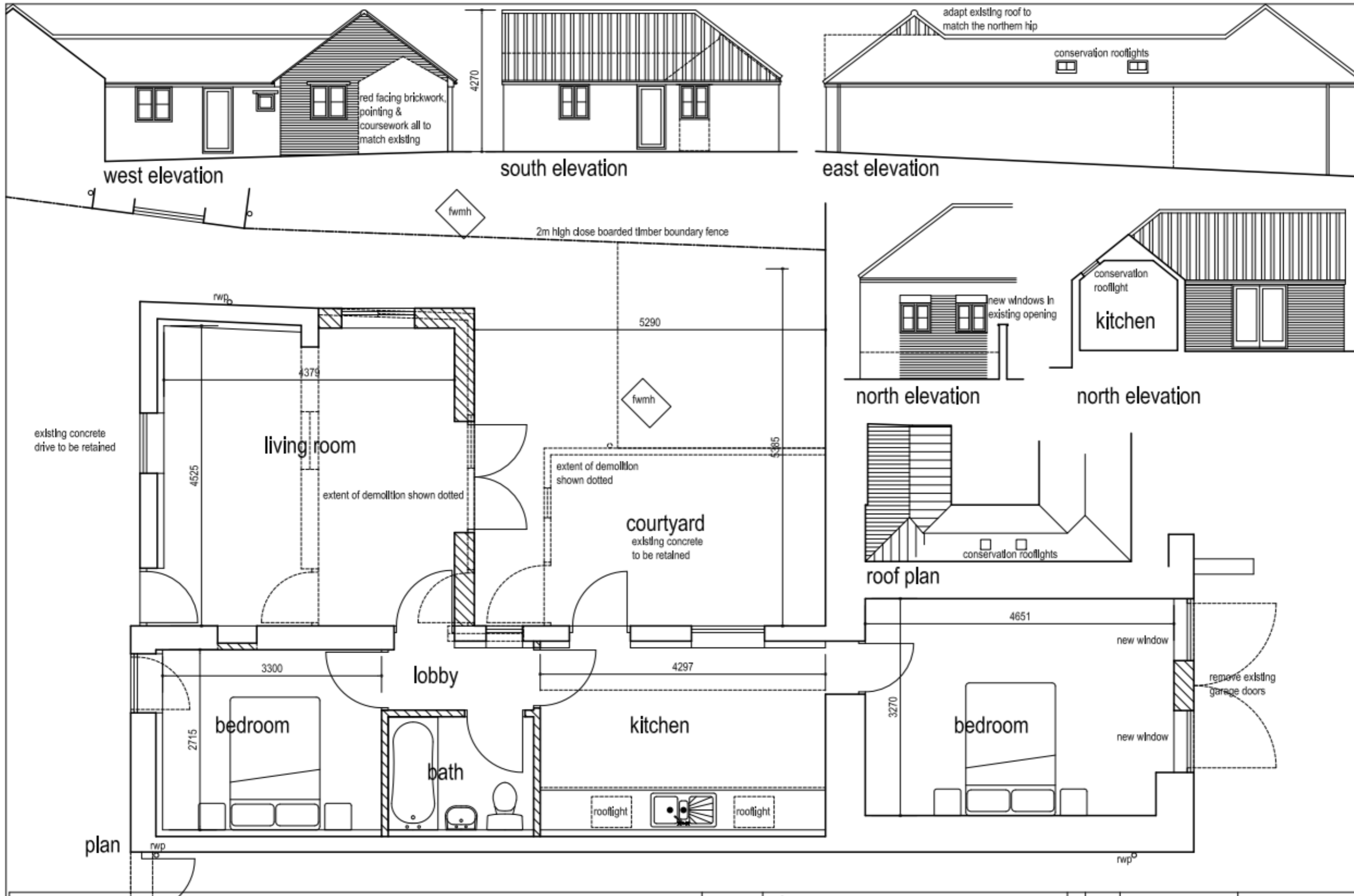
1 : 1250 & 200	T Simmons esq			site & location plans
A3	Proposed Annexe Old School House	Rev.	date	description
June 2023	Corby Road Irnham	amendments		1335 / 7

Existing Floor Plan



David Todd Architecture ... CHARTERED ARCHITECTURAL TECHNOLOGIST 16 Woodlands Drive Grantham Lincolnshire NG31 9JS Tel: 01476 404572 Email: info@davidtoddarchitecture.com	1:50 & 100	T Simmons esq	Rev. date	description	survey of existing outbuilding
	A3	Proposed Annexe Old School House			
	May 2023	Corby Road Irnham	amendments		1335 / 1

Proposed Plans



David Todd Architecture ... CHARTERED ARCHITECTURAL TECHNOLOGIST 16 Woodlands Drive Grantham Lincolnshire NG31 9J5 Tel: 01476 404572 Email: info@davidtoddarchitecture.com	1 : 100 & 90	T Simmons esq	b 21.11.23	north elevation window amended	plans & elevations- planning 1335 / 6b
	A3	Proposed Annexe Old School House	Rev. date	description	
	June 2023	Corby Road Irnham	amendments		