



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 October 2024



S24/1225

Proposal	Proposed single storey rear elevation extension, internal alterations to garage / store, and installation of 3no skylights to main 2-storey property.
Location	White Farm Cottage, 16 Pond Street, Harlaxton
Applicant	Mrs Claire Morgan
Agent	Steve Turner Design
Reason for Referral to Committee	Applicant is a member of staff
Key Issues	<ul style="list-style-type: none"> • Impact on the character and appearance of the area • Impact on heritage assets • Impact on neighbouring amenity

Report Author

Adam Murray – Principal Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Belvoir

Reviewed by:

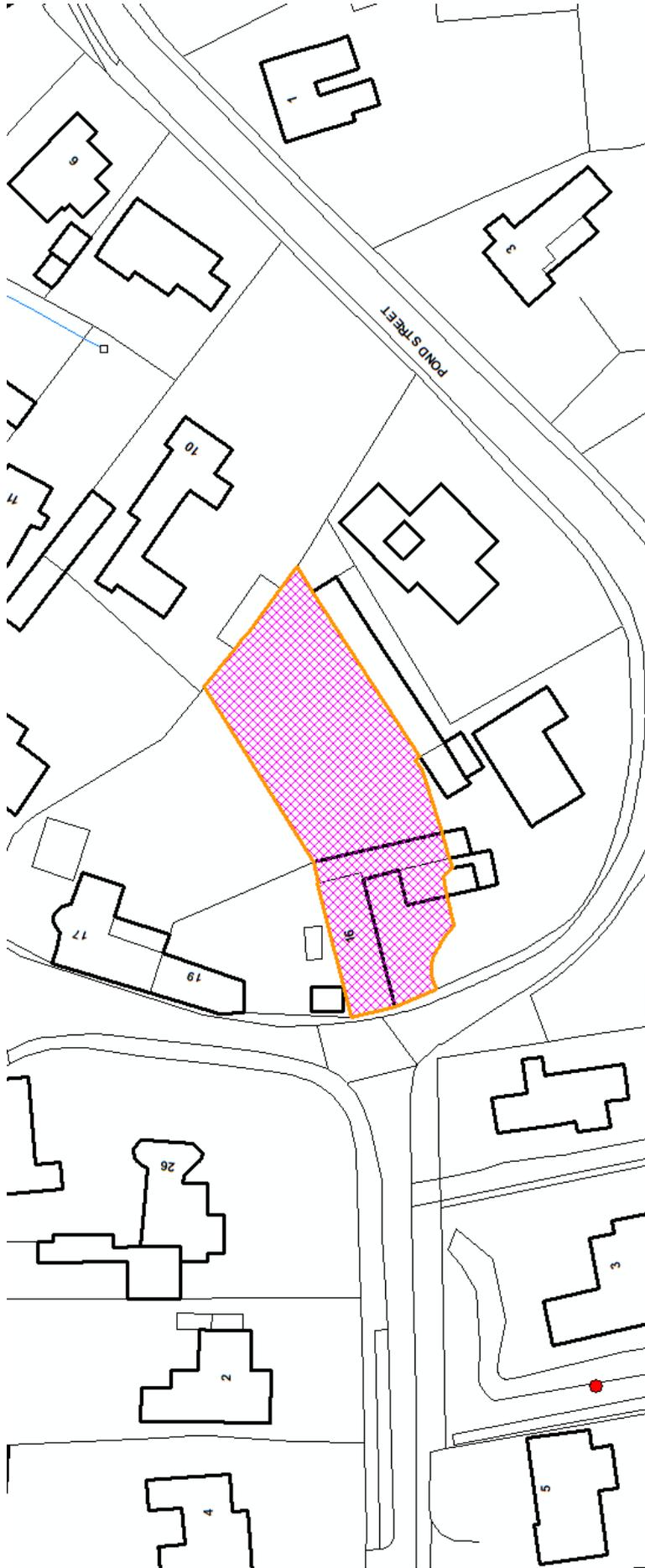
Phil Jordan, Development Management & Enforcement Manager

24 September 2024

Recommendation (s) to the decision maker (s)

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

S24/1225 – White Farm Cottage, 16 Pond Street, Harlaxton



Key

Application
Boundary



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1 Description of Site

- 1.1 The application site comprises White Farm Cottage, 16 Pond Street, Harlaxton; a two-storey detached dwelling, positioned on the junction of Pond Street, Church Street, and Rectory Lane, situated in the centre of the main built-up area of the village of Harlaxton.
- 1.2 The host dwelling is a two-storey, 4-bedroom dwelling with hipped roof design, which sits immediately to the rear of the footway at the junction of Pond Street and Church Street, orientated east-west. The property occupies an L-plan form with attached entrance wing and garage to the side of the main form of the dwelling. The property is constructed with brick and faced with white render, under concrete tile roof.
- 1.3 The existing property occupies a prominent position within the streetscene and sits at the front of a broadly rectangular plot, which measures approximately, 0.11 hectares (0.27 acres).
- 1.4 The site is bound to the north, south and east by further residential dwellings, which occupy a range of plot sizes, and are similarly in a range of positions within the plot.
- 1.5 The host property lies within the historic core of the village and is located within the Harlaxton Conservation Area (first designated in 1981). The published Conservation Area Appraisal (2013) states the following in relation to this part of the village:
- *Harlaxton is a nucleated settlement which has an attractive, harmonious unit of character derived from the picturesque estate cottages and a consistent palette of materials. The circular plan form of Church Street and Pond Street forms the centre of the settlement with Rectory Lane and High Street radiating outwards.*
 - *Pond Street has a fragmented character in terms of architectural quality as post war bungalows constructed of a contrasting buff brick are interspersed with traditional red brick buildings. The presence of stone boundary walls and mature trees does provide a degree of cohesiveness to the streetscene. The buildings occupy large plots and are set back from the highways within attractive mature grounds.*
 - *Church Street has an enclosed character as the buildings are mainly aligned to the rear of narrow footways with recessed outbuildings; where the buildings are slightly set back, the presence of boundary walls maintains the continuity of the building line along the street.*
- 1.6 In relation to the above, the site is located within close proximity to a large number of statutory listed assets, including Jasmine Cottage (Grade II Listed) on the opposite side of Church Street, and Village Farmhouse (Grade II Listed), which bounds the site to the north.
- 1.7 The application site is not subject to any further planning policy constraints.

2 Description of the proposals

- 2.1 The current application seeks planning permission for a proposed single storey extension, internal alterations to garage / store and installation of 3 skylights to main 2-storey property. The proposed works are intended to assist in the formation of a 1-bedroom annexe to the host dwelling, which will provide living accommodation for an older family member.
- 2.2 The proposed single storey extension would be situated to the rear of the existing garage / store wing of the host property, and would consist of a single-storey lean-to addition measuring approximately 3.8m depth, 7.3m width, and 3m ground to eaves height. The proposed extension would be finished in timber effect concrete planking with concrete roof

tiles. The proposed extension would provide a bedroom and lounge for the proposed annexe formed from the garage conversion. The extension would include a single rooflight window on the roofscape and would have patio doors to provide access to the rear garden.

- 2.3 In total, the proposed annexe would benefit from a kitchen-diner, 1 bedroom and lounge, and ensuite bathroom, and would remain physically attached to the host dwelling, and would share the same amenity space to the front and rear. An independent access to the annexe is to be formed from the replacement of an existing garage window with a door.
- 2.4 The proposed skylight windows are to be installed on the north and south roofslope of the host dwelling and will provide additional light to the existing bedrooms. The proposed windows would be black aluminium.

3 Relevant History

<u>Application Ref</u>	<u>Description of Development</u>	<u>Decision</u>
S12/1818	External insulation and rendering to dwelling	Approved Conditionally 11.09.2012
S18/2265	Single storey glazed link extension, including conversion of attached outbuildings and addition of rooflights	Approved Conditionally 13.02.2019
S20/0166	Erection of single storey porch extension including conversion of outbuilding and external alterations	Approved Conditionally 20.03.2020

4 Planning Policies and Documents

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

4.2 Design Guidelines Supplementary Planning Document (Adopted November 2021)

4.3 National Planning Policy Framework (Published December 2023)

Section 12 – Achieving well-designed and beautiful places

Section 16 – Preserving and enhancing the historic environment

5 Representations Received

5.1 Harlaxton Parish Council

5.1.1 No comments received

5.2 Lincolnshire County Council (Highways and SuDS)

5.2.1 No objections.

5.3 SKDC Conservation Officer

- 5.3.1 No objections.
- 5.3.2 The extension is fairly modest in scale, and would not be visible from the highway. There is a moderate potential for intervisibility to the designated Village Farmhouse, although the boundary between the properties appears to be a well established hedgerow and trees, which would provide some screening. The materials proposed are at contrast with the existing structure, however this is not considered to cause harm to the setting of the designated heritage asset. The use of a more natural wood colour wood be recommended to blend the structure better with its surroundings, however this is not essential.
- 5.3.3 The proposed works to the existing garage, comprising of the conversion of the window to a door and the slight extension to the garage door are considered to be minor alterations to a 20th century structure. They are not considered to cause harm to the setting of the designated assets in proximity, nor the appreciation of the conservation area.
- 5.3.4 The proposal is not considered to cause harm to the significance of the Harlaxton Conservation Area.

6 Representations received as a result of publicity

- 6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)

- 7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

- 7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

7.4 Principle of Development

- 7.4.1 The application proposals involve development to an existing domestic dwelling located within the main built-up area of Harlaxton, which would involve the formation of an annexe to provide accommodation for an elderly family member. Whilst the proposed annexe would benefit from an independent entrance, it would remain physically and functionally linked to the host property through the retention of existing openings, and the sharing of parking and private amenity. As such, the proposals are capable of being considered as householder development. In this respect, the application proposals are acceptable in principle, in accordance with the provisions of Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan, subject to relevant material considerations. These include the impact of the development on the character and appearance of the area, the impact on neighbouring amenity, and the impact on heritage assets. These matters are discussed below.

7.5 Impact on the character and appearance of the area

- 7.5.1 The proposed installation of 3 skylights to the main dwelling, and the replacement doors to the garage are relatively minor works that would not materially alter the overall character and appearance of the host dwelling, or the streetscene. The use of materials to match the existing fenestration of the host dwelling is appropriate and would further assist in assimilating these works to the streetscene. In any event, these works fall within the permitted development rights set out within Part 1: Class A of the Town and Country Planning (General Permitted Development) (England) Order and therefore express planning permission is not required for these works.
- 7.5.2 In respect of the proposed single storey rear extension, the scale of the proposal would ensure that it remains subordinate to the host dwelling, and it is Officers' assessment that the plot is sufficiently large to accommodate the extension without appearing overly cramped. Whilst the proposed cedar timber cladding would contrast with the existing materiality of the host dwelling, the proposed extension would have limited visibility from the streetscene and therefore would not have an unacceptable adverse impact on the character and appearance of the area.
- 7.5.3 Taking the above into account, it is Officer's assessment that the design, scale and materiality of the proposed development would assimilate with the character of the host dwelling, and would result in a scheme which does not result in any unacceptable impacts to the character and appearance of the area, and the surrounding streetscene. As such, the application proposals would be in accordance with Policy DE1 of the adopted Local Plan and Section 12 of the National Planning Policy Framework.

7.6 **Impact on neighbouring amenity**

- 7.6.1 It is noted that no public representations have been received raising concerns in respect of the effect of the development on neighbouring amenity.
- 7.6.2 Notwithstanding this, in assessing the scheme against the amenity standards contained within the Design Guidelines SPD (Adopted November 2021), it is Officers assessment that the proposed development would comply with the relevant amenity standards, and would not result in any acceptable adverse impacts in respect of light, outlook or privacy.
- 7.6.3 Taking the above into account, the application proposals would not give rise to any unacceptable adverse impacts on privacy, overshadowing or outlook for existing and future occupants. As such, the application proposals would accord with Policy DE1 of the adopted Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

7.7 **Impact on heritage assets**

- 7.7.1 As referenced above, the application site lies within the designated Harlaxton Conservation Area and is also located within close proximity to a number of statutorily listed heritage assets.
- 7.7.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any features of special architectural or historic interest which it possesses. Similarly, Section 72 of the Act requires Local Planning Authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

7.7.3 In this respect, the Council's Conservation Officer has been consulted on the application proposals and has confirmed that they do not have any objections to the proposed development, and do not consider the proposed development to result in any harm to heritage assets.

7.7.4 Taking the above into account, the application proposals would not result in any harm to the setting and significance of the Harlaxton Conservation Area and the nearby Listed assets, and therefore, would be in accordance with Policy EN6 of the adopted Local Plan and Section 16 of the Framework.

7.8 **Other Matters**

7.8.1 The proposed development would not result in any changes to the access or parking arrangements for the site. Nonetheless, Lincolnshire County Council (as Local Highways Authority) have confirmed that they have no objections.

8 **Crime and Disorder**

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

9 **Human Rights Implications**

9.1 Article 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 concluded that no relevant Article of that Act will be breach in making this decision.

10 **Planning Balance and Conclusion**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

10.2 The application proposals involve the alteration and extension of White Farm Cottage, 16 Pond Street, Harlaxton to form an annexe for an elderly family member. Whilst the proposed annexe benefits from an independent entrance, it would remain physically and functionally connected to the host dwelling through shared amenity space, parking and access. As such, the development proposals are acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material planning considerations.

10.3 In this case, it is Officers' assessment that the design and scale of the proposed development would be subservient to the host dwelling, and would appear proportionate to the size of the plot. The proposed works would have limited public visibility, but in any case, would not be considered to harm the character of the area, or the surrounding streetscene. Similarly, the proposed development would not result in any unacceptable adverse impacts on neighbouring amenity.

10.4 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy DE1 and EN6 of the adopted Local Plan, the Design Guidelines SPD, and the National Planning Policy Framework. As such, the proposed development would be in accordance with the adopted Development Plan when taken as a whole, and there are no material considerations to indicate that planning permission should be withheld; although the statutory obligations of Section 66 and 72 of the Act have been given significant weight in this decision.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to 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:

- a. Proposed Plans and Elevations (Ref: 0257-02/Rev C)

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed in accordance with the materials stated in the submitted application forms, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

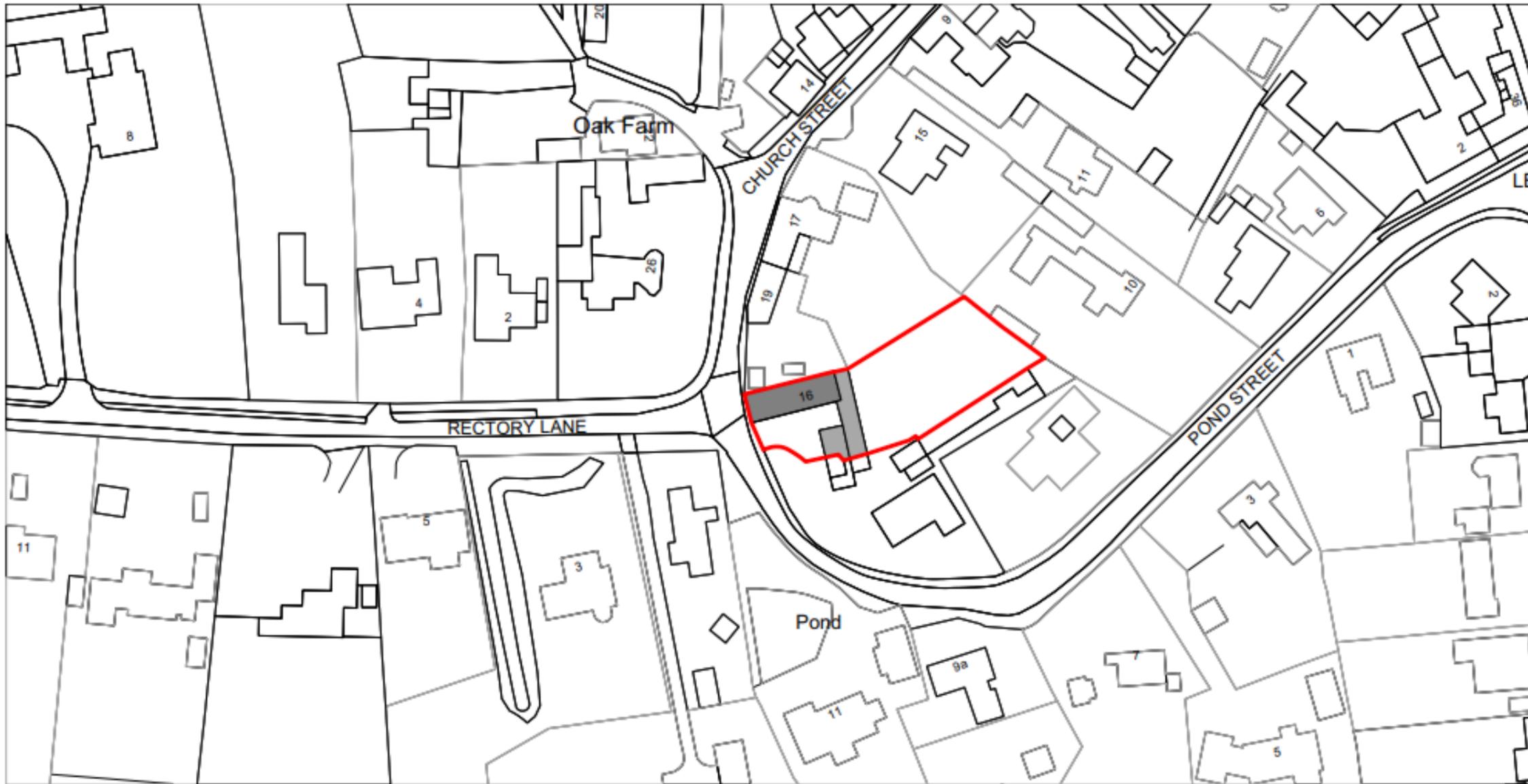
- 4) The annexe hereby permitted shall only be occupied for residential purposes which are ancillary to the residential use of the host dwelling; White Farm Cottage, 16 Pond Street, Harlaxton. The annexe shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent / separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks, shall not be installed. Separate vehicular access, parking or garden areas shall not be created / demarcated. A separate postal address shall not be created for the annexe.

Reason: The establishment of a further independent dwelling on the site would give rise to conditions detrimental to the amenity of the existing 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.

Site Location Plan

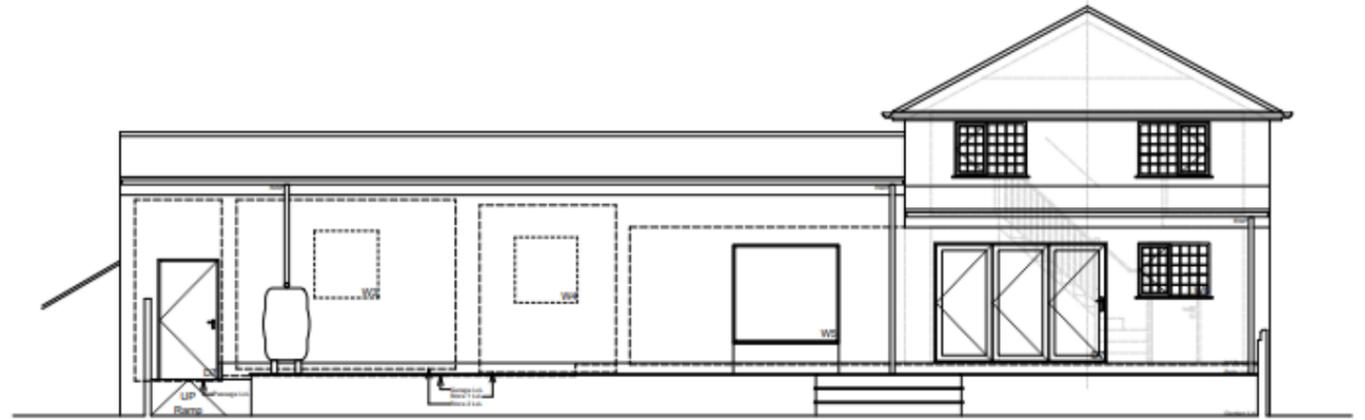
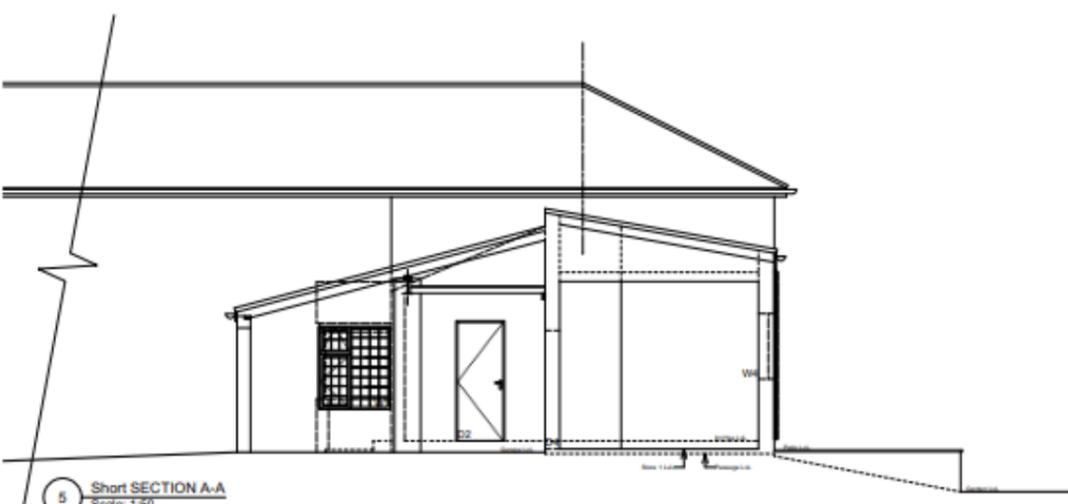
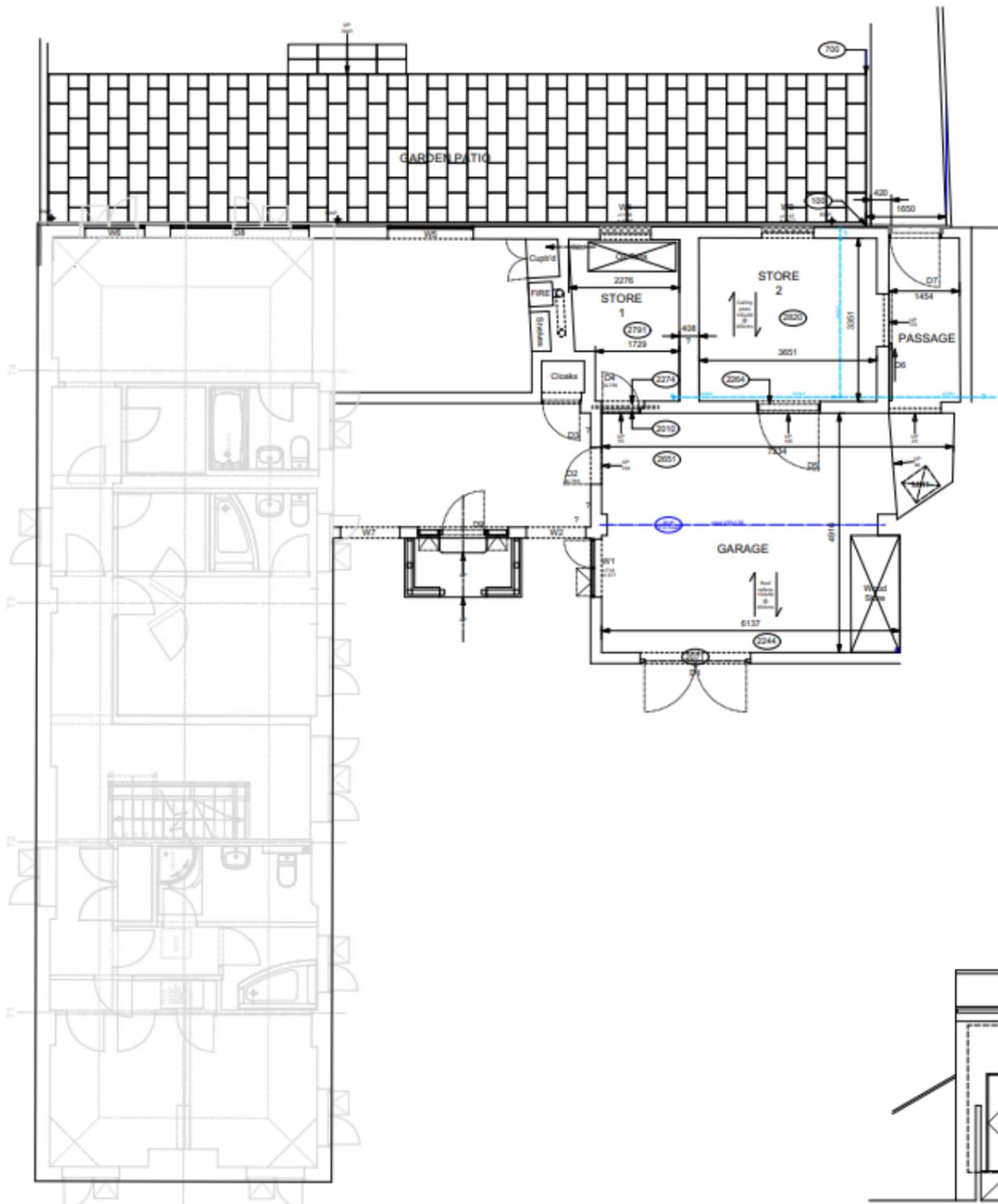


Map Produced for: steveturnerDESIGNLtd
 Title: 16 Pond Street, Harlaxton, NG32 1HW
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 Project ID:
 Date of Purchase: 11-07-2024
 1 Years subscription from 11-07-2024 for 1 workstation.

CLIENT Mr & Mrs Morgan 16 Pond Street, Harlaxton, Lincs, NG32 1HW		ORG TITLE LOCATION PLAN		steveturner DESIGN 8.POND STREET, HARLAXTON, Lincs, NG32 1HW TEL.07765-023309 inf@steveturnerdesigns.co.uk	
PROJECT Single Storey Rear Extension & Internal alterations					
DRG No 0257-04	DATE 11-07-2024	SCALE 1:1250 @ A4			



Existing Plans



1 Grd Fir Survey PLAN
Scale: 1:50
NB - Gray lines indicate outline of building with 1st floor survey layout shown

2 Rear ELEVATION
Scale: 1:50

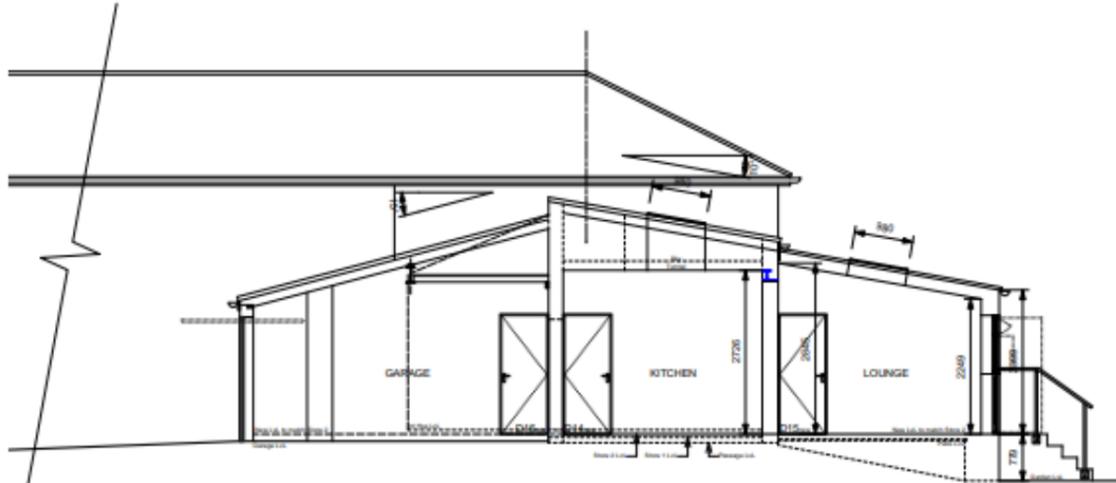
PROJECT Rear Extension & Internal alts	DRG No 0257-01	ALTERATIONS REV DATE DESCRIPTION	BY	ALTERATIONS REV DATE DESCRIPTION	BY
SCALE As Noted @ A1	DATE 14-05-2024				
DRG TITLE SURVEY PLAN - SECTION	DWN BY				CLIENT

seveburner DESIGN
16 POND STREET, HARLAXTON, LINCOLN, LN22 9JW
TEL: 01509 633333
WWW.SEVEBURNERDESIGN.CO.UK

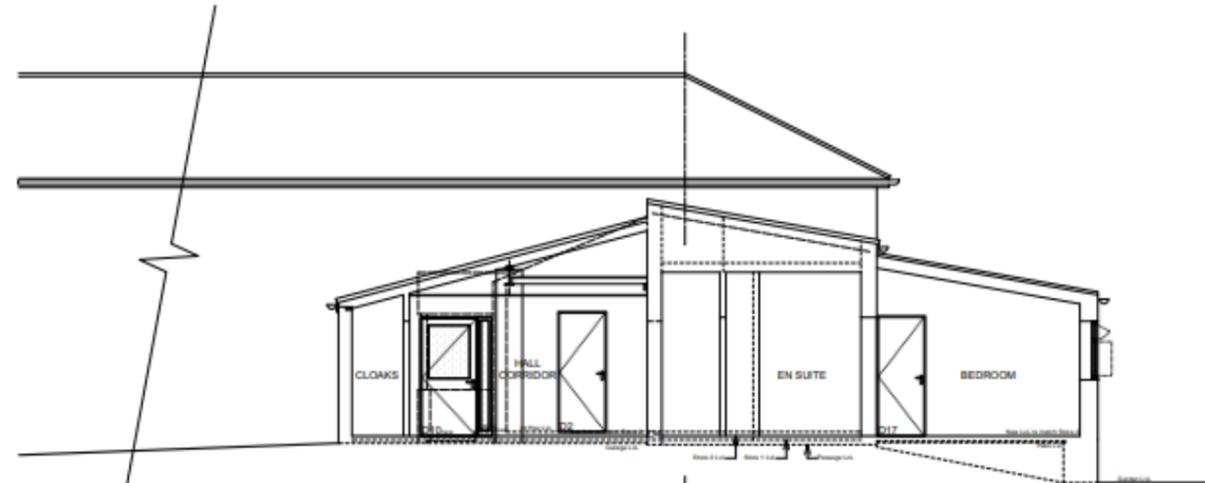
CLIENT
Mrs Morgan
16 Pond St, Harlaxton, Lincs. NG32 1HW

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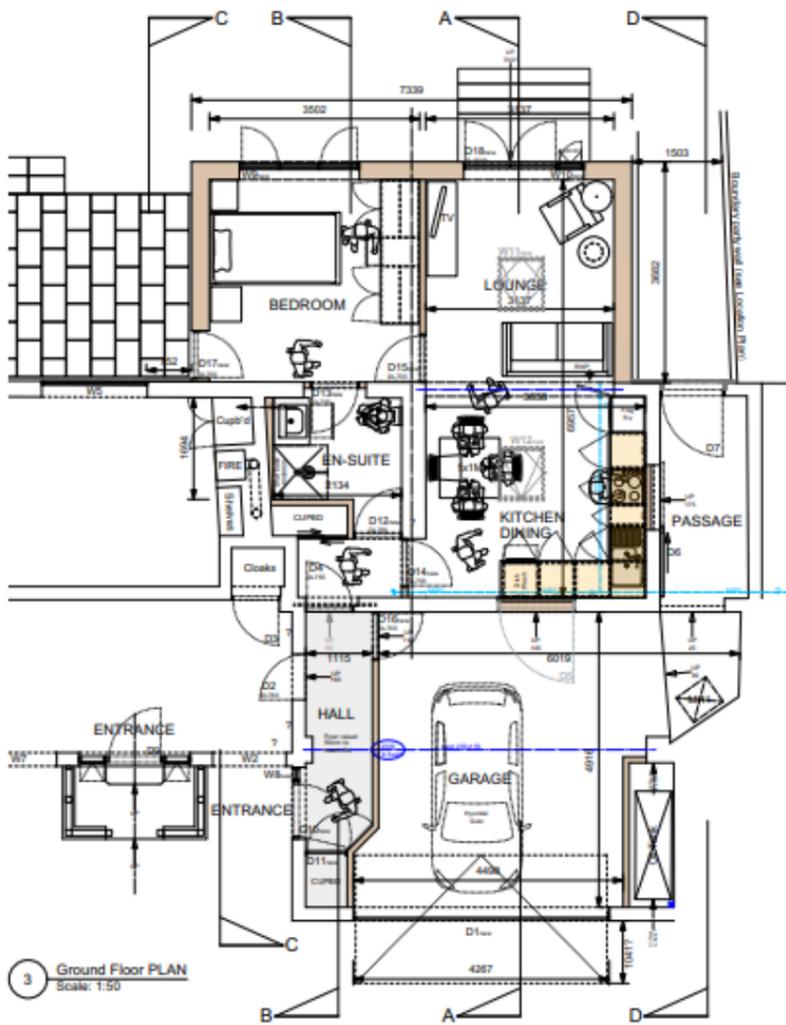
Proposed Plans



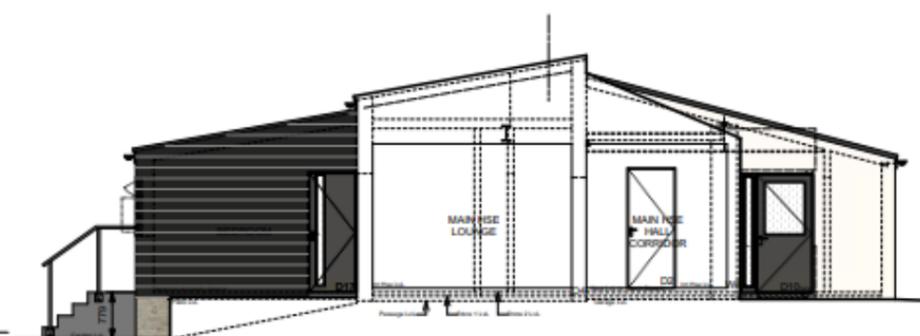
1 Section A-A
Scale: 1:50



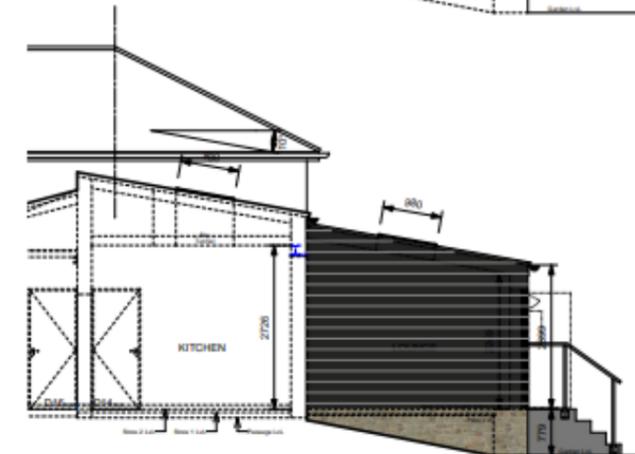
2 Section B-B
Scale: 1:50



3 Ground Floor PLAN
Scale: 1:50



4 Section C-C
Scale: 1:50



5 Section D-D
Scale: 1:50



6 Rear ELEVATION
Scale: 1:50

PROJECT	DRG No	ALTERATIONS	ALTERATIONS	BY	BY
Rear Extension & Internal alt's	0257-02C	REV	DATE	DESCRIPTION	DESCRIPTION
	SCALE As Noted @ A1	A	21-6-24	W10 to door / Filled bedRm furniture / New door to patio / 4ft bed / L shape storage to kitchen / thro' door to garage	
	DATE 21-06-2024	B	10-7-24	Add in/move roof lights W1213/15 remove water butt / planking to exterior / Black and cream planking options	
	DWN BY	C	11-7-24	Remove Cream planking / add in Elev's CID	
DRG TITLE	Proposal C Plan-Elev's				CLIENT

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