



Planning Statement

**Change of use of land to enlarge residential curtilage approved under
N/155/01821/20 for change of use of building from agricultural to 2x
two-bedroom dwellings at Well Pastures, Saddleback Road,
Skidbrooke, Louth LN11 7DH**

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1.0 INTRODUCTION AND CONTEXT

- 1.1 This statement has been prepared to support an application for the change of use of land to enlarge the residential curtilage approved under ref - N/155/01821/20 which related to the change of use of building from agricultural to 2x two-bedroom dwellings at Well Pastures, Saddleback Road, Skidbrooke, Louth LN11 7DH.
- 1.2 East Lindsey District Council approved a Prior Notification application made under the provisions of Class Q, Part 3, Schedule 3 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) for the Change of Use of Building from Agricultural to 2x two-bedroom dwellings under N/155/01821/20 on 11th December 2020. A copy of the decision notice and associated plans are attached to Appendix GC-1. For the avoidance of doubt, the works have not yet commenced.
- 1.3 This application seeks to enlarge the modest approx. 22sqm of residential curtilage per dwelling that was approved under N/155/01821/20 to provide approx. 109sqm of residential curtilage for each dwelling, in order to secure a good standard of living for future occupiers by virtue of increased private amenity space.
- 1.4 The site is located on Saddleback Road which is 1km to the west of the small hamlet of Skidbrooke. Skidbrooke is situated 10 miles to north of the town of Alford and 7 miles to the east of the larger town of Louth.
- 1.5 The application site itself contains a large, detached bungalow set within a 7-acre site consisting of large gardens, paddocks, a stable block building, a workshop and the large agricultural barn with prior approval for conversion to 2x two-bedroom dwellings (N/155/01821/20).
- 1.6 This statement describes the proposed change of use, the application building and its setting, and considers the planning history and planning policy.

2.0 RELEVANT PLANNING HISTORY

2.1 N/155/01974/03 – Approved 22 December 2003 –

To retain the raising of the roof height to part of the existing dwelling.

2.2 N/155/01821/20 – Approved 11 December 2020 –

Change of Use of Building from Agricultural to 2x dwellings (Prior Approval)

3.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

- 3.1 Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which at a very high level is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.2 Paragraph 8 identifies the three objectives of the planning system in achieving sustainable development. These objectives are economic, social and environmental.
- 3.3 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development and paragraph 11 sets out a presumption in favour of sustainable development.
- 3.4 Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.
- 3.5 Paragraphs 127 indicates the importance of creating a high standard of amenity for existing and future users and the importance of ensuring a good quality of life.
- 3.6 Paragraph 117 highlights that planning policies and decisions should safeguard and improve the environment and ensure safe and healthy living conditions.
- 3.7 Paragraphs 124 to 132 address the requirement for designing high-quality buildings and places. Paragraph 130 reiterates previous Government Policy that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Development Plan

- 3.8 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan includes the **East Lindsey Local Plan Core Strategy (Adopted July 2018)**.
- 3.9 **Policy SP2 – Sustainable Development** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to ensure proposals are approved wherever possible, and to secure development that improved the economic, social and environmental conditions of the area. Planning applications that accord with the policies in the local plan will be approved without delay, unless material considerations indicate otherwise.
- 3.10 **Policy SP10 – Design** – confirms that the Council will support well-designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside by:
- Supporting use of brownfield land for development or seeking to use areas of poorer quality agricultural land in preference to that of a higher quality;
 - Use of high-quality materials and where layout, scale, massing, height and density reflect the character of the surrounding area;
 - Promotes sustainable methods of transport, inclusivity, safety, mobility and easy access to local services and facilities;
 - Providing on site landscaping to integrate the development into its wider surroundings and make provision for open space;
 - Ensuring developments do not unacceptably harm the rural or dark-sky character of a settlement or landscape or any nearby residential amenity; ensuring developments respect the historic environment and does not harm or reduce highway safety;
 - The design of new and altered buildings will be supported where they adequately take into account the safety and security of the users or the

facilities both during the day and at night, and that of neighbouring residents;

- Supporting development where the design incorporates sustainable features and or renewables...
- Supporting development that includes measures to recycle, re-use or reduce the demand for finite resources...

3.11 **Policy SP24 – Biodiversity and Geodiversity** states that proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings...

4.0 PLANNING ANALYSIS

4.1 From an assessment of this site and a review of planning policy there are four main issues in this case, and these are; the principle of the development; the impact of the proposal upon the character and appearance of the area; the effect upon the living conditions of neighbours and future occupiers and impact upon biodiversity and geodiversity.

Principle of the proposed development

4.2 The land subject to the change of use is indicated on the submitted plans. Attached to Appendix GC-2 is a copy of the site location plan showing the approved residential curtilage (defined by the red line) from the prior notification approval N/155/01821/20. In relation to the current submission, the black dashed line on the block plan and the dashed black line (with red line) on the location plan indicates the extent of the proposed residential curtilage.

4.3 The principle of residential use in this location has already been established as acceptable by virtue of the approved dwellings under N/155/01821/20.

4.4 As previously addressed, this application seeks to enlarge the modest 22sqm residential curtilage per dwelling that was approved under N/155/01821/20 to 109sqm residential curtilage per dwelling, in order increase the standard of living for future occupiers by virtue of increased private amenity space – the proposed extended residential curtilage allows the approved dwellings to benefit from a back garden (there is no current provisions for rear gardens – please refer to the approved location plan showing the existing residential curtilage attached to appendix GC-2) and a slightly larger front garden/parking area. The proposed development therefore constitutes sustainable development in terms of its social benefits, in line with the aims and objectives of the Framework and LP Policies SP2 and SP10. The principle of the development should therefore be accepted.

Effect upon the character and appearance of the area

4.5 The character and appearance of the surrounding area provides the design context for the proposal. Once the context has been assessed along with the appearance

and character of the site, it is then appropriate to assess the features of the proposal under consideration in terms of its design, which includes the form and function, physical and human relations with the site.

- 4.6 Regarding the existing context, the application site is located in the open countryside and is rural in character. The site itself is characterised by residential development varying in form and layout, surrounded by open land. The proposed development would extend the residential curtilage of the dwellings approved under N/155/01821/20. The resulting context of the site would remain residential development surrounded by open land; unchanged from the existing context and thus, the development would not cause any harm to the character and appearance of the area.

Living Conditions of Occupiers and Neighbours

- 4.7 By virtue of the distance between the application building and the sole neighbouring property to the West, there would be no harm to the living conditions of the occupiers in the neighbouring property.
- 4.8 The proposal would enhance the standard of living for future occupiers of the dwellings approved under N/155/01821/20. The approved dwellings currently do not benefit from rear gardens contrary to the aims and objectives of LP policies SP2 and SP10. The proposed development would introduce a rear garden and increase the size of the existing front garden area and in turn increase the standard of living for future occupiers by virtue of increased private amenity space to align the development with the aims and objectives of the NPPF and the aforementioned local plan policies.

Impact upon Biodiversity/Geodiversity

- 4.9 The proposed development is the change of use from vacant land to residential garden land. For the avoidance of doubt, all of the existing trees, hedging and landscaping on site would be retained and incorporated into the garden areas; the

proposal would therefore be in line with LP policy SP24. For the avoidance of doubt, the trees are not subject to Tree Preservation Orders.

4.10 Given the above, any loss of existing planting on the vacant land would be modest and outweighed by the social benefits of providing future occupiers with increased amenity space which is currently not sufficient to ensure a good standard of living and quality of life. The proposal would therefore be in line with Local Plan policies SP2, SP10 and SP24.

4.11 Notwithstanding the above, any loss of existing planting on the vacant land can be mitigated through soft landscaping and natural boundary treatment, which can be suitably controlled by condition.

5.0 CONCLUSION

- 5.1 The proposal is acceptable in principle. It would constitute sustainable development, therefore, there is a presumption in favour of the proposed development.
- 5.2 There would be no harm to the character and appearance of the area and the living conditions of neighbours would be unaffected. The proposed development would significantly enhance the living conditions of future occupiers. Any loss of agricultural crop land would be modest and therefore acceptable on balance.
- 5.3 In the circumstances, it is considered that the proposal would comply with the aims of objectives of the relevant development plan policies and The Framework.