[08.] Full Planning Permission

N/105/01545/24 **APPLICANT:** Forrester Boyd

VALID: 14/10/2024 **AGENT:** Lincs Design Consultancy Ltd

PROPOSAL: Planning Permission - Rear extension and alterations to existing offices.

LOCATION: 139 EASTGATE, LOUTH

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is to be considered by Planning Committee due to the significant level of localised objection and concerns raised by Councillor Leonard and Councillor Hobson.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is positioned towards the centre of the town of Louth and is within Flood Zone 1 - Low Risk, within the Conservation Area and is protected by the Article 4 Direction Area. The site comprises of a large semi-detached building occupied by an Accountancy company and used as offices. The building is two storey with a two storey extension on the rear elevation. The principle elevation faces south east and has traditional detailing including ornate window frames and chimneys and two bay windows on the ground floor. The site is slightly elevated from the road below and set back from the road. There is a pedestrian walkway along the western boundary that leads to the rear parking at the back. The car is accessed by vehicles from Pleasant Place to the north of the site. The surrounding area is home to a mix of uses including commercial and residential. There is a Grade II Listed Building opposite to the south, adjacent to the west and southwest.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Planning Permission is sought for a rear extension and alterations to existing offices.

3.2 The proposal includes a two-storey extension on the western side of the rear elevation.

3.3 The application is accompanied by the following supporting information: -

- Supporting Statement
- Transport Statement
- Construction Method Statement
- Travel Plan

4.0 CONSULTATION

4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised, and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

4.2 The application has been advertised by means of a press notice, site notice and neighbours have been notified in writing.

Consultees

4.3 LOUTH TOWN COUNCIL - No issue with the extension, however, suggests the applicant ensure all staff members park off site and within the town centre to alleviate parking issues on Pleasant Place.

4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No objections subject to conditions securing the details within the Construction Management Plan.

4.5 LOUTH CIVIC TRUST - No observations, materials should be sympathetic to appearance of CA.

4.6 HERITAGE LINCOLNSHIRE - Supported in principle however full materials spec will be required by condition.

4.7 ENVIRONMENTAL SERVICES (Environmental Protection) – Not received at the time of writing report.

4.8 ENVIRONMENTAL SERVICES (Drainage) – Not received at the time of writing report.

4.9 ENVIRONMENTAL SERVICES (Contamination) - Condition to be added to ensure appropriate mitigation if contamination found during construction.

Neighbours

4.10 15 number of representations of support/objection received on the grounds of:

4.11 9no. letter of objection on the grounds of highways safety, loss of carparking, unsuitability of Pleasant Place for construction traffic and risk to users of the Blind Society positioned on Pleasant Place, poor design and resulting impacts on CA, limited access for emergency vehicles.

4.12 2no. letter of representation in relation to concerns over lack of on street parking, increase in traffic, unsuitability of Pleasant Place for construction vehicles.

4.13 Additional information was submitted by way of a Construction Management Plan and Transport Statement. A second round of consultations were carried out and the following received: -

4.14 4no. letter of representation received in relation to the CMS not addressing issues of residents parking during construction and disagrees with the statements in relation to refuse and emergency vehicle's access. Also raised concerns with the TS not addressing the issue of residents parking. Other comments include suggestions on improvements to the parking including residents offering land within their ownership at the top of the road for adopted additional parking. Further concerns raised in relation to the safety of users of the Blind Society Building along Pleasant Place. Suggestion that this application and a separate application further up Eastgate accessed from Pleasant Place should be cumulatively assessed.

4.15 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

5.1 N/105/01169/14 - Installation of an air conditioning unit. APPROVED.

5.2 N/105/01937/94 **-** Replacement of front entrance door. APPROVED.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

Neighbourhood Development Plans

East Lindsey Local Plan

SP1 - A Sustainable Pattern of Places
SP2 - Sustainable Development
SP10 - Design
SP11 - Historic Environment
SP13 - Inland Employment
SP14 - Diverse Economy, Town/Village Centres & Shopping
SP22 - Transport and Accessibility
SP24 – Biodiversity and Geodiversity

National Planning Policy Framework

Background Documents

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

7.1 The main planning issues in this case are considered to be:

- The Principle of development
- Impact on the character of the area and wider Conservation Area and Listed Building
- Impact on residential amenity
- Traffic and parking implications
- Construction management
- Other matters

The principle of development

7.2 The application site is positioned on the edge of the centre of Louth town and is included within the designated town centre boundary highlighted in the 'Settlement Proposals Development Plan'.

7.3 SP13 of the Local Plan seeks to support growth and diversification of the local economy.

7.4 SP14 of the Local Plan seeks to support development of a number of facilities that contribute to the vitality and viability of town centres, including offices.

7.5 The proposal is for a two storey rear extension to be used as additional offices and facilities for the long established accountancy firm known as Forester and Boyd. Due to the expansion of the business there is a need for additional working space.

7.6 The proposed extension would allow the business to continue meet the needs of its expansion whilst remaining in the existing building within the town centre ensuring the building is kept in use. Additionally, the expansion is likely to see an increase in employment opportunities for local residents.

7.7 The principle of development is therefore considered acceptable.

Impact on the character of the area and wider Conservation Area and Listed Building

7.8 SP10 of the Council's Local Plan relates to the design of new development. It sets out criteria by which the Council will support well-designed sustainable development which maintains and enhances the character of the District's towns, villages and countryside. This advice is reiterated in the National Planning Policy Framework in paragraphs 135.

7.9 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority or the Secretary of State to have special regard to the desirability of preserving the building or its setting or any features of special architectural or

historic interest which it possesses when determining a planning application.

7.10 Section 72 equally places a requirement on giving special attention to the desirability of preserving or enhancing Conservation Areas.

7.11 SP11 of the Local Plan and Section 16 of the National Planning Policy Framework bring that duty into policy and supports proposal where they preserve or enhance heritage assets and their significance.

7.12 The site lies firmly within the Conservation Area and is covered by the Louth Article 4 Direction Area. The Grade II Listed Building of The Manor House sits to the northwest.

7.13 The building is prominent within the street scene with the principle elevation being symmetrical retaining many of its traditional features including two ground floor canted bay windows with lead swept roofs, timber framed sash windows with stone/stucco cills and arched brick work heads. There are also two groups of four ornate chimneys.

7.14 The rear of the building has been extended numerous times. These modern additions are not sympathetic in terms of design and material pallete to the original building and cause a degree of harm to the setting of the Conservation Area and listed building to the northwest.

7.15 The proposed extension would be flush against the existing two-story extension on the rear spanning the remaining width of the original building creating a double gabled rear elevation.

7.16 The extension would have a pitched roof with a height to ridge line of 6.5 metres sitting marginally lower than the existing addition.

7.17 The proportions of the extension are not at odds with the scale of the existing building and the design replicates the existing creating a ‘more of the same approach’ which is considered appropriate in this case.

7.19 A parapet wall is included on the western elevation with capping to soften the impacts from former modifications to the listed building and the Conservation Area.

7.18 The proposals would seek to replace the existing windows on the western elevation with vertically proportioned windowpanes also to be used in the extension to reflect the design of the original windows on the principle elevation. The window profile is accepted in principle and is considered to be an improvement, however, further details in relation to the window design, profile and material will be secured by condition.

7.19 A material schedule has not been provided but a condition can added to secure details on bricks, roof tiles, rainwater goods, windows and doors to ensure those chosen are appropriate for the sensitivity of the site within the Conservation Area and that legislative and policy requirements can be satisfied.

Impact on residential amenity

7.20 SP10 of the Council's Local Plan states that development will be supported provided it does not unacceptably harm any nearby residential amenity. This advice is reiterated in the National Planning Policy Framework in paragraph 135.

7.21 The site is within a mixed-use area with a combination of commercial premises and residential flats and dwellings. The building to the east attached to the site is split into multiple flats. The Manor House to the west is a detached house and to the rear beyond the carpark is a row of terraced houses.

7.22 The separation distances are adequate to each of the neighbouring properties and it is therefore not considered that the proposed extension would have an unacceptable impact on amenity.

Traffic and parking implications

7.23 Concern has been raised locally in respect to matters of car parking. Given the town centre location and built up nature of the surroundings there is only one vehicular access into the site on the rear northern boundary leading to a small carpark accessed from Pleasant Place.

7.24 Pleasant Place is a narrow residential road with terraced properties on the far northern side and the Lindsey Blind Society on the southern side sandwiched between other residential properties.

7.25 As a result of the narrowness of the road and the lack of car parking for residents, vehicles are often parked along the roadside making it sometimes difficult for vehicles to access the road and the application site.

7.26 The existing carpark on site is un-restricted and as a result it has been suggested that more cars than necessary have been parking on site. The proposed extension would take up 39.5 sqm of this existing parking area.

7.27 As noted above, significant local objection has been received in relation to the conditions along Pleasant Place and the potential for further parking issues for residents and the dangers to highway users as a result of the extension.

7.28 The submitted details show that the remaining carpark would be set out to parking standards and would provide 7no. parking spaces. These would be utilised by partners of the firm and employees with disabilities only, with the expectation that other staff members and visitors would use the public carparks in the town. The nearest public carpark is noted as being a couple of minutes walk to the northwest of the site.

7.29 As response to the concerns raised, a Travel Plan was provided advising amongst other things that parking permits for all East Lindsey carparks will be provided to all managers of the company within the town.

7.29 An offer has also been made by residents along Pleasant Place to enter into an agreement to use an area of grass at the top of the road as additional parking for residents. However, this would be a private arrangement and does not form part of the planning application under consideration.

7.30 Whilst the concerns raised are noted and it is accepted that the proposed extension allows the existing business to expand, it is not considered that this expansion would essentially result in additional traffic generation to the site due to its relatively small scale, availability of public parking and ability of the business to manage the parking arrangements for benefit of staff and clients. It is accepted that Pleasant Place may be used as a parking area by people visiting the wider town centre and appreciated that this may impact on amenity of residents, but the scale of development proposed would not result in any worsened impact. Consequently, although the objections in relation to parking issues are noted, they are not considered or provide a substantive basis for refusal.

7.31 As noted above, a detailed Travel Plan has been provided which also confirms the parking arrangements and which can be secured condition.

7.32 Objections were also received in relation to the unsuitability of the road as a result of its narrow width worsened by on street parking for the construction vehicles to access the site to build the extension.

7.33 LCC as Highways were consulted and requested the submission of a comprehensive Construction Management Plan (CMS). The submitted CMS details the mitigation measures to reduce the risks of health and safety including a restriction on the size of vehicles able to access Pleasant Place and a banksman to assist in deliveries to protect residents and users of the Lindsey Blind Society building.

7.34 The details in the CMS are appropriate for the development and have taken into consideration the issues that could arise along Pleasant Place. Highways are satisfied with the mitigation and therefore a condition can be added to ensure the development is carried out in accordance with the CMS.

Other matters

7.35 Whilst there are no clear signs of contamination on site, given that the use of the extension is considered a 'sensitive end-use' it is appropriate to ensure a condition is added in the event that during construction any contamination is identified works should be stopped until appropriate mitigation has been carried out.

7.36 With reference to the requirement for mandatory BNG, in this case, the baseline for the site is zero due to it being an area of hardstanding and as a consequence the proposal is exempt from the biodiversity contribution.

8.0 CONCLUSION

8.1 The proposed extension is of an appropriate size and scale for its intended use. Whilst it is clear there are concerns and existing problems with access and parking along Pleasant Place, suitable mitigation and prevention measures have been proposed as part of the scheme to ensure the issues are not worsened as a result of the proposals. It is therefore considered that planning permission should therefore be granted subject to the imposition of suitably worded conditions to secure the compliance with the mitigation measures.

8.2 This conclusion has been arrived at, having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

10.0 OFFICER RECOMMENDATION

Grant permission subject to the following conditions:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan no. LDC4269-10 Received by the LPA 09.10.2024.
Plan no. LDC4269-11 Received by the LPA 09.10.2024.

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

3. Prior to installation on site details of the window frames and doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located and the historic character of the adjacent Listed Building. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

4. A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority

before the commencement of the development hereby permitted. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until all brickwork has been completed.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located and the historic character of the adjacent Listed Building. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

5. Prior to being installed on site the final colour and material of the rainwater goods hereby permitted shall be approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located and the historic character of the adjacent Listed Building. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

6. Prior to any works above damp-proof course, samples of all new roof tiles to be used, which shall be natural clay pantiles, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out using the approved tiles.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located and the historic character of the adjacent Listed Building. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

7. The development hereby permitted shall be carried out in strict accordance with the submitted 'Construction Management and Method Statement' compiled by Lincs Design Consultancy received by the LPA 23rd January 2025.

Reason: In the interests of highways safety and neighbour amenity in accordance with SP22 and SP10 of the East Lindsey Local Plan.

8. The development hereby permitted shall be carried out in accordance with the submitted 'Travel Plan' compiled by Lincs Design Consultancy Services received by the LPA 4th March 2025.

Reason: In the interests of highways safety and neighbour amenity in accordance with SP22 and SP10 of the East Lindsey Local Plan.

9. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA. On completion of the development the LPA shall be notified in writing if no additional contamination was identified during

the course of the development and the dwellings hereby permitted shall not be occupied until the LPA has acknowledged receipt of the same.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with the requirements of the National Planning Policy Framework.