m a t r i x

p l a n n i n g

To:
South Holland District Council
Planning Department

23 July 2020

Dear Sir/Madam,

Wyvern House, Hull's Drove, Postland, Crowland PE6 0JU

Use for residential purposes (single house)

The proposal proposes a reversion to a residential use as once existed.

This property has been in either residential use, use as an education centre, or use as a children's home/ residential school. It is now proposed to refurbish the property and use it again as a single house.

There is no need for the applicant to present evidence showing there is an essential need for a dwelling in this location; this is because it is an existing building not a new construction.

The following supporting statement reviews relevant planning policies, showing that the proposal is consistent with policy.

Yours sincerely,



Gordon Smith, MRTPI

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SMARTER PLANNING CHAMPION

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Wyvern House, Hull's Drove,

Postland, Crowland PE6 0JU

Use for residential purposes (single house)

Applicant: Mr & Mrs Rayment

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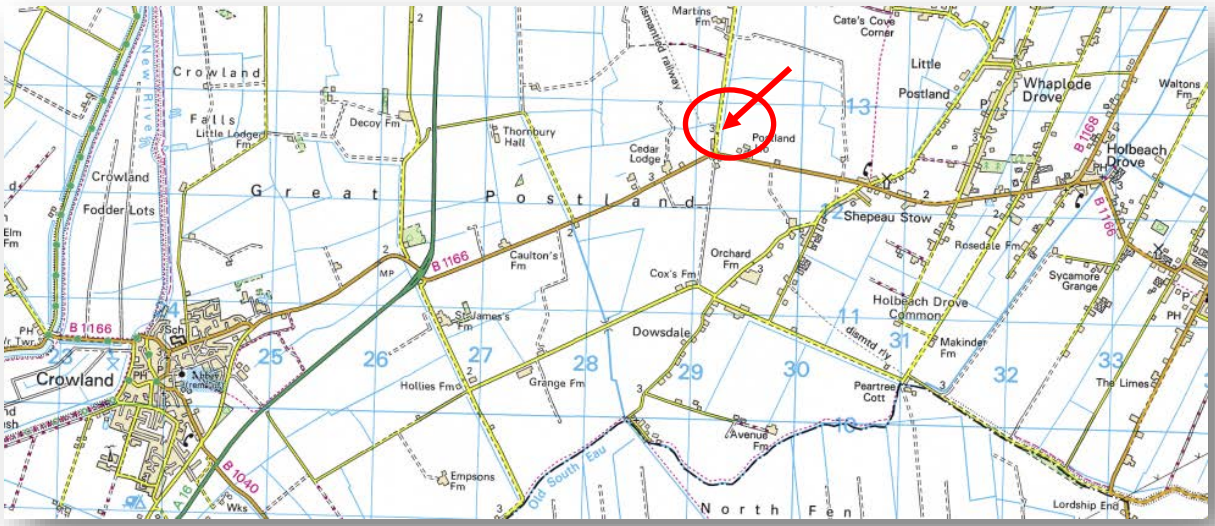
Above: The property is presently very overgrown. This photo is from 2003 broadly showing refurbishment potential

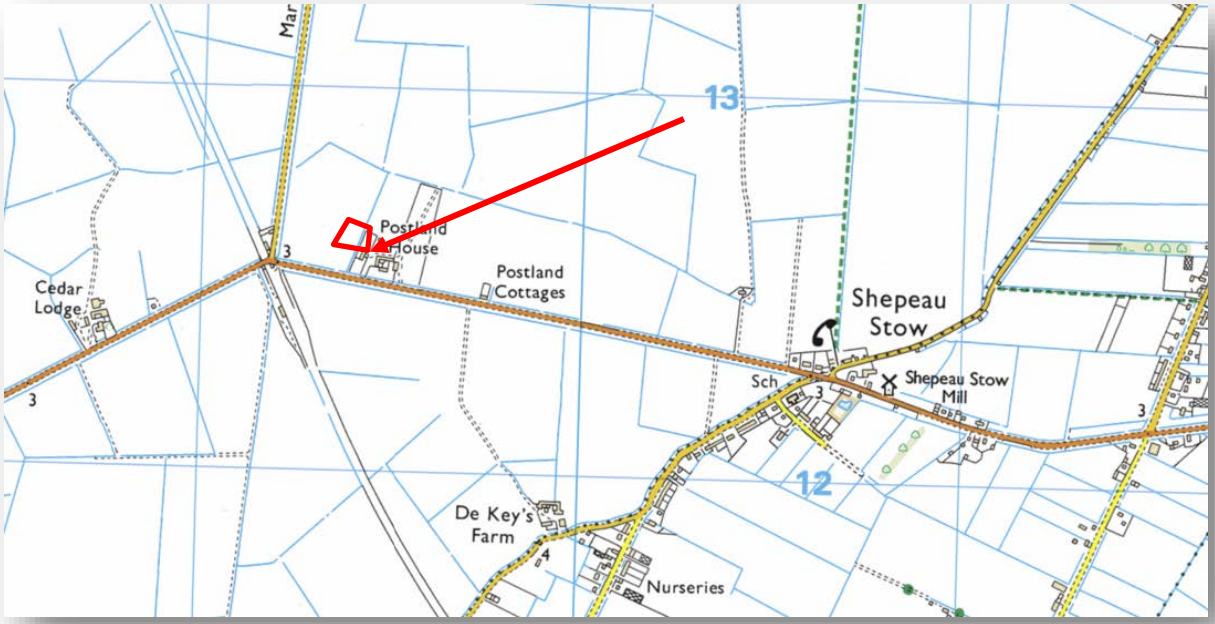
Below: access from Hulls Drove as shown on Google Maps



1. The site and location.

Wyvern House is 0.7miles from the centre of Shepeau Stow to the east, and 3.9 miles from Crowland to the south west. It is next to a building shown on maps as 'Postland House'.





Above maps sourced from Bing

Previously known as Paga House, it is a set of converted traditional Farm Buildings arranged as a quadrangle. The range of buildings together extend to some 852m² (9,167ft2. – gross internal floor area) all on a site area of about 0.53 Hectares.

Most of the accommodation is on the ground floor with one limited section of two storied accommodation on the north side (with an upper floor of only 59m2).

The buildings are arranged with a large central quadrangle and easy vehicular access is available over the drive from Hull's Drove (shared with the adjacent *Postland House* property).

The premises have been in both residential, residential institution and institutional use (mostly it is understood in connection with Children's Homes). In 1991 permission was granted to convert the premises into 3 dwellings - a residential conversion was implemented. (rates records suggest the first residential use ceased in 2004, presumably to be followed by a mixed residential/institutional use that continued). The premises are now vacant and have in parts been stripped of internal fittings to allow for repair.

A return to residential use is now proposed. Photographs are attached as appendices that show the residential use in 2003. In addition, a measured floor plan is also provided from 2009 that shows the residential/institutional use as then persisted (a children's home).



2. Planning Evaluation.

This was once a collection of agricultural buildings. The property has had a long history of conversion and adaptation to various residential and institutional uses. Over 20 or so years (since 1999) a number of permissions (as recorded in Appendix 4) has variously allowed:

- residential use,
- use as an education centre,
- use as a children's home/ residential school.

The purpose of this present application is to allow the use to revert to residential use – a single house. This use was first permitted in 1999 (H02-1090-99).

The site is outside a settlement boundary and is in the open countryside. As it is an existing building in the countryside *Policy 23* of the *South East Lincolnshire Local Plan 2019* applies. Policy 23 of the adopted Local Plan is permissive of the conversion to residential. The proposal positively meets relevant policies as shown by the following.

Policy 23: The Reuse of Buildings in the Countryside for Residential Use **Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:**	
	Applicants comments
1. the building is structurally sound and capable of conversion without the need for significant extension, alteration, or rebuilding	The applicant confirms that the building is sufficiently sound for a conversion. Although considerable repair is needed the historic photographs attached as Appendices give a good idea of the building's robustness, quality and scope for reversion to a productive new residential use.
2. the building is of architectural or historic merit **or** makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;	• The premises present an attractive range of agricultural buildings that have been repaired and extended to a minor degree in recent years. • This character was recognised by the permission (not implemented) for extensions and alterations in 2011. See permission H02-0422-11. • There are no special landscape designations to guard. • It is thereby suggested that this case does not give rise to any adverse landscape issues.
3. the proposal is in keeping with its surroundings	This criterion is not relevant as the building exists, and no major external changes are proposed. Its attractive rural appearance will be retained.
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials; and	As above in 2.
5. development leads to an enhancement of the immediate setting of the building	As above in 2.

In terms of the application of national policy paragraph 79 of the National Planning Policy Framework (NPPF) is met. This is shown in the following review. In brief, national policy promotes the re-use rural buildings whatever their condition.

NPPF 79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:	
a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;	Not applicable
b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;	The premises present an attractive range of agricultural buildings that will be refurbished . The rural character of this farm building collection was recognised by the permission (not implemented) for extensions and alterations in 2011. Please see permission H02-0422-11.
c) the development would re-use redundant or disused buildings and enhance its immediate setting;	This criteria is relevant as the building exists, and whilst no major changes are presently proposed, it's attractive rural appearance will be enhanced by bringing it back into use.
d) the development would involve the subdivision of an existing residential dwelling; or	Not applicable
e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area	Not applicable

3. Flood Risk

The site fall inside Flood Zone 1 (low risk) and is less than 1 hectare. A flood risk assessment is therefore not necessary.

4.



Conclusion.

There is no need for the applicant to present evidence showing there is an essential need for a dwelling in this location; this is because it is an existing building not a new construction.

There are underlying reasons for the constraints identified in the policies that are assessed in this statement. These reasons are to prevent the development of new housing in the open countryside that is unconnected with rural activity. The policies also aim to protect the character and appearance of the countryside and ensure that car reliant development is avoided.

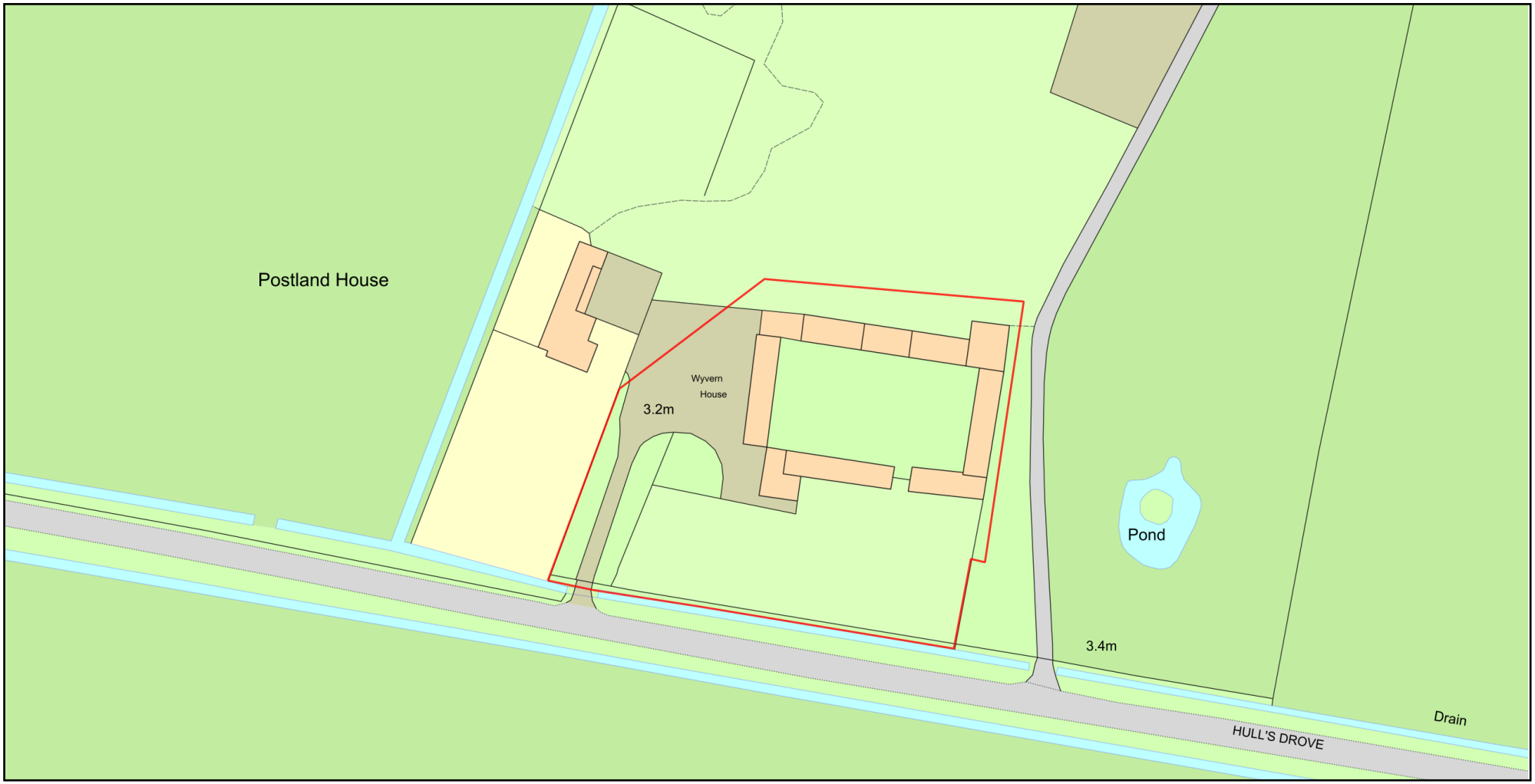
In this instance, the premises have for some time been in use for either residential uses, or as an institution related to the care or education of children. These activities are of a near identical character to a residential use as now proposed.

The current proposal proposes a reversion to a residential use as once existed. Since 1999 – the date of the first residential permission shown on public planning records – planning policies have been reasonably consistent. If the proposal is assessed as a change from its last known use (as a residential institution) then the same conclusion applies -harm to the expectations of planning policies cannot be shown. Permission should be granted.

end

Appendix 1
Site Plan

Wyvern House, Hull's Drove, Postland, Crowland PE6 0JU -- Use as a house



0 50
Metres

N

ReQuestaPlan

Plan Produced for: Mr & Mrs Rayment

Date Produced: 21 Jul 2020

Plan Reference Number: TQRQM20203144719269

Scale: 1:1250 @ A4

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Appendix 2
Site photos from 2003 marketing
(providing a guide to current refurbishment potential)

Paga House 2003









Paga House 2003



Appendix 2
Site photos from 2018.

The site is presently overgrown, so current photographs do not show the property clearly. The following photographs were taken in the first half of 2018.









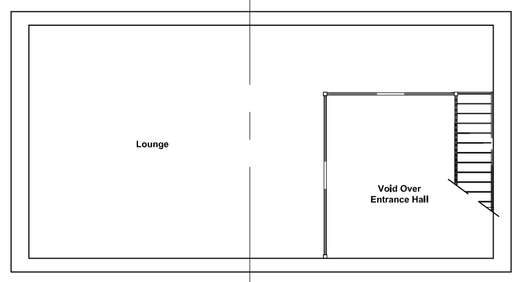


Appendix 3
Property record from 2009 floorplans and use

Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

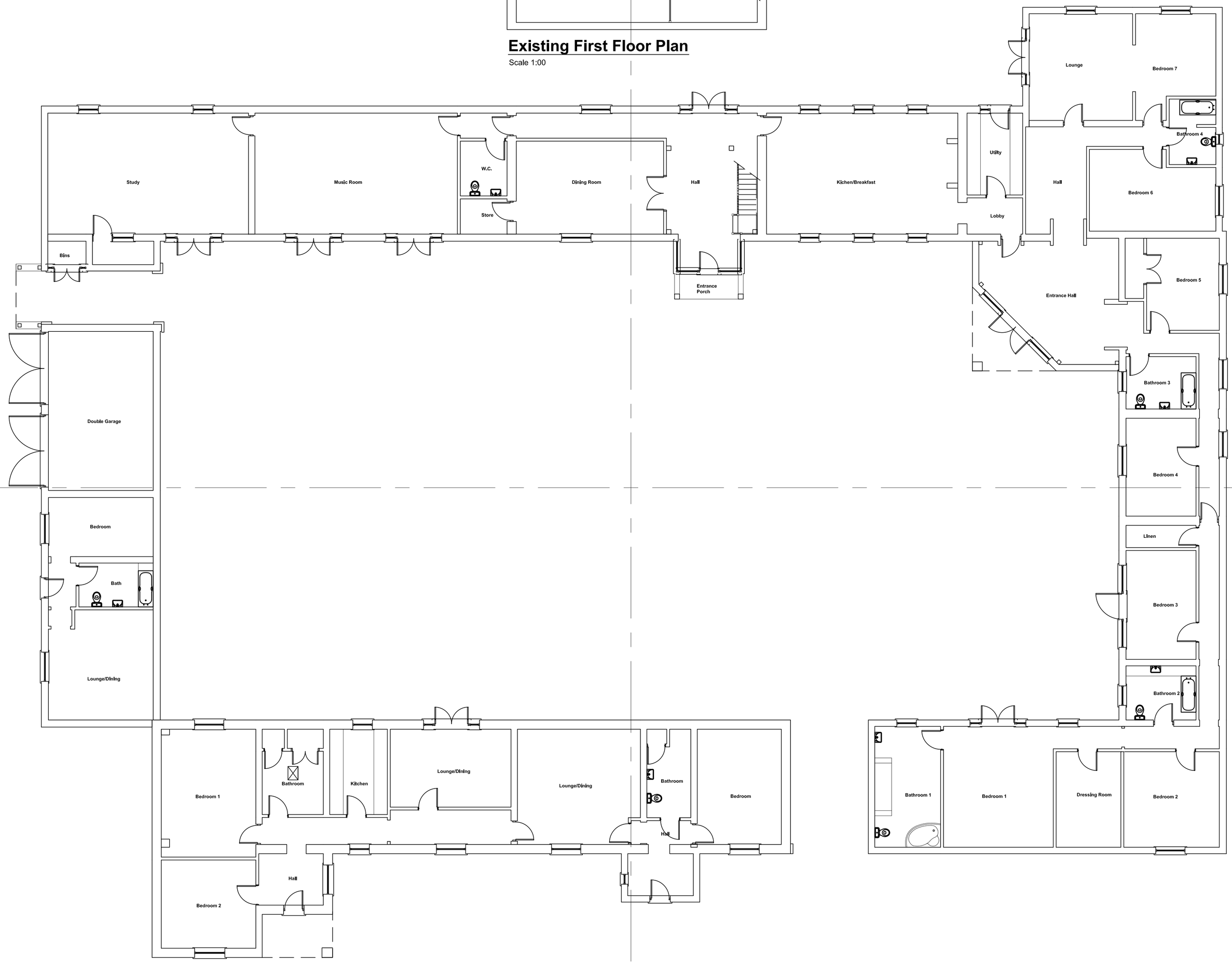
Refer Drg 1820 - 02

Refer Drg 1820 - 03



Existing First Floor Plan

Scale 1:00



Refer Drg 1820 - 05

Refer Drg 1820 - 04

Existing Ground Floor Plan

Scale 1:00

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

Note added to plan by
Gordon Smith, MRTPI on 20.07.2020

This survey was carried out in September 2009 and does not show internal alterations since then. It is presented to show the external extent of the premises sufficient to allow for a permission seeking reversion to residential use.

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GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Revisions

Site:
Paga House
Hulls Drove
Crowland
PE6 0JU

Drg Title:
Existing Ground Floor Plan

remway Design Ltd
2nd Floor - 5B Sheepmarket
Spalding
P E 1 1 1 B H
Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Drg Size	Drawing Number	Revision:
A1	1820-01	

Scale 1:100@A1

Appendix 4
Site Planning history

Site history – Wyvern House previously Paga House

H02-0422-11	Wyvern House (formerly Paga House) Hulls Drove Postland PE6 0JU	Extensions and alterations (re-submission of H02-0311-10)		FULL	Approved
H02-0311-10	" "	Proposed Extensions and Alterations		-	Withdrawn
H02-1010-09	Paga House Hulls Drove Postland PE6 0JU	Change of use from Use Class D1 (non-residential institutions) to Use Class C2 (residential institution)		FULL	Approved
H02-0308-00	" "	Details of landscaping, CCTV system & painted finish for windows plus sample materials for external walls and roofs		CONDITION COMPLIANCE	Approved
H02-1406-03	" "	Change of Use from Residential (C3) to use as an Education Centre for children/young people in need (D1)		FULL	Approved
H02-1090-99	" "	Barn conversion (into 3 dwellings)		FULL	Approve