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DEMOLITION OF EXISTING BARN & ERECTION OF 2 NO DWELLINGS
PRIMROSE FARM
MAISDYKE LANE
FLEET
SPALDING
LINCS
PE12 8NH

FOR

GROOM BROS LTD



PLANNING, DESIGN & ACCESS STATEMENT

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DEMOLITION OF EXISTING BARNs & ERECTION OF 2 NO. DWELLINGS
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The application is to acquire Town and Country Planning Permission for demolition of the existing barns and erection of 2 No dwellings at Primrose Farm, Maisdyke Lane, Fleet for the benefit of Groom Bros Ltd.

The clients acquired Permission under reference H05-0989-24 & H05-0991-24 in January 2025 for conversion of the agricultural barns to residential dwellings under Prior Approval Class Q, Part 3, Schedule 2 (General Permitted Development) Order 2015.

The site is within Flood Zone 3 of the Environment Agency flood map but the site specific Flood Risk Assessment suggests that the site is developable subject to certain requirements.

PLANNING PRINCIPLE

The Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* (2017) EWCA Civ 1314 confirmed that development under Class Q under the GDPO is a fallback position ie that is a material consideration for planning applications that permitted development rights under Class Q can be exercised. It confirmed that the fallback position can be given material weight in determining subsequent planning applications.

In order for a fallback position to be realised, the development must be real prospect and it was confirmed for Class Q permitted development rights constitute a real prospect. With this in mind, the development H06-1043-21 is a material planning consideration and should be considered as a fallback position in the consideration of any subsequent applications. On the basis of the above, that 1 dwelling can be developed under H06-1043-21 that the barn in question is not within a Conservation Area of Listed Buildings (which is a requirement of Class Q) the principle of the erection of 1 new dwelling involving the demolition of the existing building is acceptable.

A development of 4 No dwellings following demolition of existing buildings has been granted in South Holland under reference H23-0794-21, therefore the precedent has already been set.

An application for a similar development was approved for demolition of 2 No barns and erection of 2 No dwellings under reference H23-0699-24.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

USE

The current use of the site is agricultural land with agricultural barns which will be replaced and the application area changed to domestic. Part of the area in blue will stay as an agricultural wildlife area.

LAYOUT

The final layout is of 2 No 4-bedroom dwellings which sit on the footprint of the existing barns which is to be replaced with the dwellings. The existing application area allows for large parking and garden areas to keep the feel of the existing barns.

APPEARANCE

Both barns are to be replaced with a brick-built dwellings with slate roof which has been designed to match the remaining brick barn to the North of the site. This existing brick barn has architectural and historic merit, and the new dwelling will complement its design.

SCALE

The scale of the development is 4-bedroom dwellings which sits on the similar footprints of the existing barns to be replaced. The footprint of the dwellings is smaller than the original barns. The ground floor area of the first barn, which was 1 no dwellings is 448m² and the ground floor area of Plot 1 dwelling is 107m². The ground floor area of the second barn, which was of 4 No dwellings, is 594m² and the ground floor area of Plot 2 dwelling is 165m².

LANDSCAPING & ECOLOGY

A landscaping scheme is shown with various species of trees and hedgerows to be planted as described in the BNG Report. However the large planted area will remain to the South of the site.

ACCESS

The existing access off Maisdyke Lane will be upgraded and used for access to both dwellings.

Access to and within the properties to be determined by compliance with Part M of the Building Regulations.

EXTERNAL MATERIALS

To be determined at build stage.

FLOOD RISK

As the site is within Flood Zone 3 of The Environment Agency flood map a site-specific Flood Risk Assessment has been provided.

ENERGY EFFICIENCY

Various measures to be incorporated in the designs of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- PV panels to roofs
- Required levels of insulation
- Car charging points

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