

DESIGN & ACCESS STATEMENT

Client: Mr P Busby
Project: Conversion of barn into dwelling, Mill Bank, Holbeach
Ref: 022106
Document Ref: DAS201 (P1)
Date: 01.07.22

INTRODUCTION

This application is for a change of use from a barn to a residential dwelling. The site is to the western end of Mill Bank.

Planning permission (ref. H05-0940-21) was granted on 13.01.22 for a change of use to a dwelling.

Following a positive pre-app consultation (ref. PE-00133-22) it is now proposed to apply for a change of use to a dwelling including a modest extension to the rear.

It is considered that by increasing the accommodation from 1 bedroom to 2 bedrooms makes better use of the building and its relatively generous site.

The barn is thought to have originally been used for the storage of farm carts / implements. Part of the building would also suggest the central part was a former stable.

The building retains much of its original character and is in relatively good condition, having been maintained to a standard that has avoided significant deterioration.



View from Mill Bank



View from within the site looking north

USE

The existing building does not lend itself to modern farming methods / agricultural storage and so has no practical agricultural use. It does, however, lend itself to conversion to a residential dwelling.

AMOUNT

The building currently has a total gross internal floor area of around 41.5sq.m. and comprises two enclosed rooms (one of which containing a WC), and an open fronted storage area.

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The proposal is to work with and maintain the existing form of the building to convert into an open plan Living/Dining/Kitchen, Bedroom and Utility. A new, modestly proportioned extension is proposed to the rear forming the main Entrance, second Bedroom and Bathroom.

The application site area is approximately 0.10ha.

LAYOUT

The site is rectangular in shape with a long frontage to Mill Bank. The barn is located to the north east corner. The site access is proposed to the western end of the frontage in order to give reasonable separation from the existing access which serves the larger [black] barn.

The conversion of the barn aims to work with the existing door/window/opening positions as far as practicably possible, in order to retain the original character of the building.

The largest opening (currently to the open cart/implement store) will form a glazed area to the proposed living area. The existing side door will be retained in form and become a window serving the bedroom.

The new rear extension will be accessed via what is believed to be the original stable doorway.

The extension will contain the main entrance, the second bedroom and the bathroom.



The original cart/implement store opening will become a glazed area serving the living area



The side door opening will be retained, becoming a window.

SCALE

The existing scale will be retained. The conversion proposals work with the existing scale and form.

The extension will be the same width and height as the original building and is in keeping with the larger original building.

LANDSCAPING

There is an existing established hawthorn hedge to the front of the application site and it is proposed to retain this apart from a small section which will be cut back to form the new vehicular access.

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Existing hawthorn hedge to Mill Bank frontage

The other 3 sides of the site will be defined via a proposed Lincolnshire post and rail fence (timber) and screening will be provided within the fence line with a hawthorn hedge which will combine with the existing front hedge, resulting in a cohesive appearance.

APPEARANCE

The existing barn comprises generally red brick walls (to 3 sides) with a black corrugated metal roof. The west elevation has black corrugated metal sheeting to the wall. The western end of the north elevation has been rebuilt in recent years using modern brickwork with clay pipe vents.

The metal window and wood door are clearly later. The side door opening appears original albeit slightly reduced in width. The rear window is located in what is believed to be a former stable doorway opening which has been bricked up below the window.

It is not known whether the roof and west wall were originally the corrugated metal sheeting, It is likely that the original roof may have been pantiles and the original west wall may have been timber boarded (as this is more commonly found in this area).

It is proposed to retain the character of the building and keep to the local vernacular, retaining existing openings, so the only interventions proposed are as follows:

For structural stability, rebuild the far western end of the north elevation in reclaimed bricks and to continue this round to the west elevation.

Replace the corrugated metal roof with orange pantiles typical of this building typology and this area.

The extension continues the same palette of materials.

ACCESS

Mill Bank is a very quiet road and has little traffic. It is relatively straight adjacent the application site and as such there is good visibility both in easterly and westerly directions.

The proposed new vehicular access is located so as to benefit from the good visibility. The existing hawthorn hedge is set well back from the highway edge (approx 3.5m). There is an existing utility company post, however, this is also set well back from the highway edge (approx 2.8m).

Notwithstanding the good visibility, it is proposed that there will be in curtilage turning space for vehicles, negating the need to reverse out into Mill Bank.

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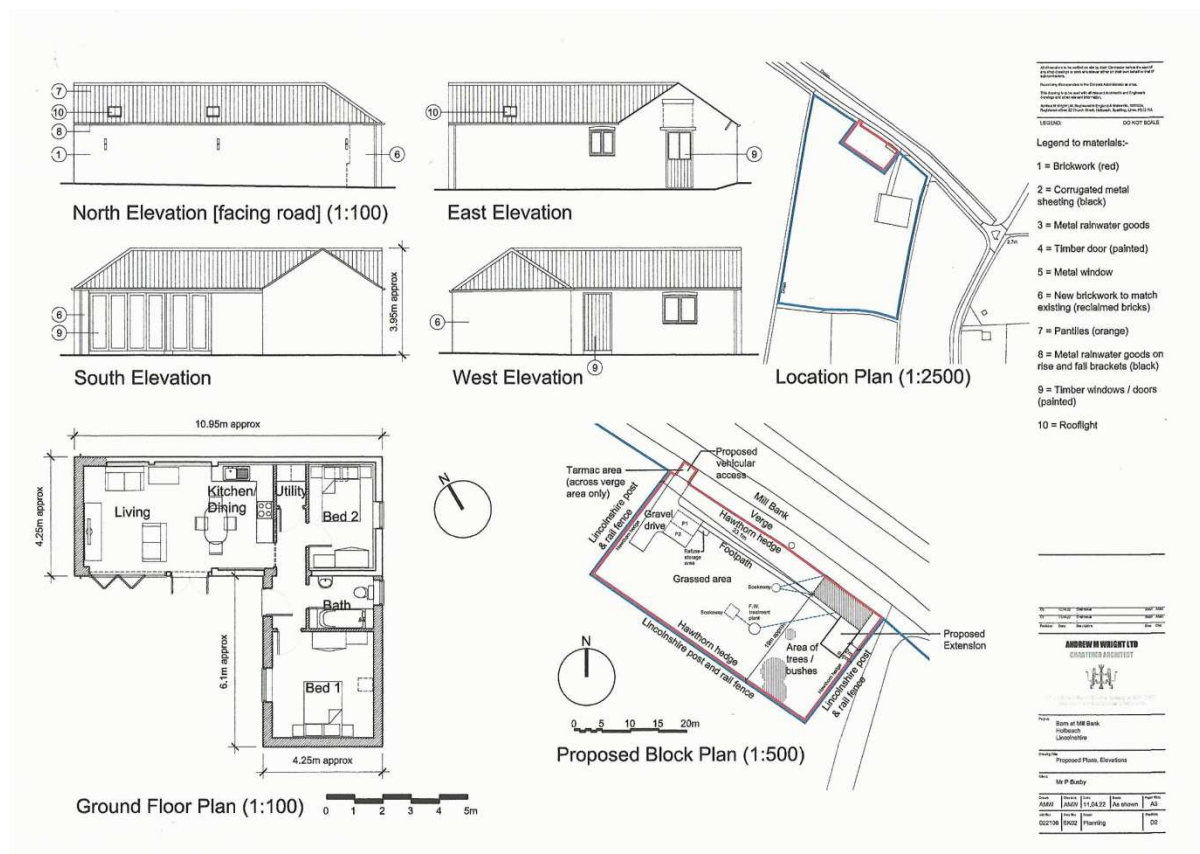
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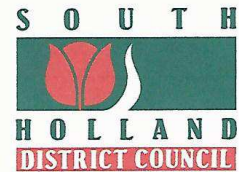
PLANNING CONSULTATION

The applicant discussed the possibility of a rear extension with planning officer David Gedney and following this a sensitive scheme was prepared for submission as part of a formal pre-app.



Scheme submitted for pre-app advice

The formal pre-app consultation that took place with SHDC received positive feedback (refer to pre-app letter ref PE-00133-22, dated 26.05.22) as follows.



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26th May 2022

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00133-22 Case Officer: David Gedney
Location: Mill Bank Holbeach Lincolnshire
Proposal: Proposed barn conversion.

I write in reply to the above pre-application enquiry and apologise for the delay in responding.

Policy 23 of the South East Lincolnshire Local Plan, 2019, is applicable in this case, which relates to barn conversions. It indicates that proposals for the conversion of existing buildings that are located outside defined settlement boundaries to residential use will be permitted provided that:

1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
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;
3. the proposal is in keeping with its surroundings;
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. development leads to an enhancement of the immediate setting of the building.

The proposed rear extension appears to be small scale and in character with the existing structure in terms of materials and architectural detailing. On this basis it is considered acceptable bearing in mind the existing building is small and would provide limited internal living space as it stands.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any

subsequent planning permission does not give authority under Building Regulations to commence work.
Please contact the Building Control section for further information on 01775 764557

Yours faithfully



David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

CONCLUSION

By virtue of the existing planning permission H05-0940-21, the conversion to a dwelling meets all of the criteria listed under Policy 23 of the South East Lincolnshire Local Plan 2019. Furthermore, in his pre-app letter, David Gedney writes, *'The proposed rear extension appears to be small scale and in character with the existing structure in terms of materials and architectural detailing. On this basis it is considered acceptable bearing in mind the existing building is small and would provide limited internal living space as it stands.'*

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