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DESIGN AND ACCESS STATEMENT

SELF BUILD RESIDENTIAL DEVELOPMENT INVOLVING BARN CONVERSION AND EXTENSION

AT

LITTLE MARSH LANE
FLEET
HOLBEACH
PE12 8NW

FOR

MR A BAKER

Job No. SE-2428 REV C **December 2025**

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1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for the conversion of an existing agricultural barn benefiting from a class Q approval, H05-1078-24, to form a residential dwelling. The application site is located at Little Marsh Lane, Fleet, Holbeach, PE12 8NW.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located on the western side of the highway, within a rural location. Access to the site is via Little Marsh Lane.

The impacts of the proposed development on the surrounding area and the contribution it will make to Holbeach have also been considered.

The site itself is approximately 2 miles from Holbeach town centre. It also benefits from being a short drive away from Spalding and King's Lynn.

The town of Holbeach already has a well-established community and has a wide range of facilities and services within close proximity to the proposed development. These include:

- Schools
- Public Houses and Restaurants
- Bus Services
- Health Centres
- Shops
- Churches
- Playing Fields
- Employment Areas

The site is located within Flood Zone 3 and as such, a flood risk assessment will be submitted to support the planning application.



Figure 1: Aerial photograph – Google Maps

2.2 BACKGROUND

The existing agricultural barn in question benefits from Class Q permitted development rights to be converted into a single dwelling house, H05-1078-24. This constitutes a fall-back position whereby the principle of residential development exists and is in-turn a material planning consideration in any future planning submission.

2.3 PROPOSAL

Following the approval of H05-1078-24, the proposal seeks permission for a full conversion of the existing barn and an extension adjoining the western elevation.

The proposal utilises the existing site access which serves the barn and the dwelling to the front of the site.

2.4 PRINCIPLE

The Court of Appeal in Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314 confirmed that development under Class Q of the GDPO is a fallback position ie that it 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 that Class Q permitted development rights constitute a real prospect. With this in mind, the development approved under H05-1078-24 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, the single dwelling can be developed under H05-1078-24 and that the barn in question are not within a Conservation Area or Listed Buildings (which is a requirement of Class Q) the principle of a full application involving the conversion and partial extension is acceptable.

2.5 PRE APPLICATION DISCUSSION

Informal comments were received on the 12.06.2026 via email. Following the pre-application comments received from the Local Planning Authority, the proposed scheme has been amended to address the concerns raised regarding scale, form and site extent.

The extension has been significantly revised with the proposed ridge now sitting at the same level as the eastern projection of existing barn, ensuring that the existing building remains the dominant element. The design has been developed to mirror the existing east wing, creating a traditional U-shaped courtyard form that reflects the character and appearance of historic agricultural buildings. This approach results in a more sympathetic and proportionate form that better respects the original structure and its rural setting.

In addition, the application red line boundary has been reduced substantially to align more closely with the previously approved Class Q curtilage. This amendment significantly reduces the extent of domestic garden land proposed and limits the overall residential footprint within the countryside.

These revisions have been made in direct response to officer feedback and are intended to ensure that the development represents a more appropriate and policy-compliant form of rural residential development.

2.6 FLOOD RISK

The site in question resides within flood zone 3 of the Environment Agency Flood Maps for Planning and as such, a Flood Risk Assessment accompanies the application.

Section 14 of the NPPF requires a Sequential approach, directing new development to areas at lowest risk of flooding before land at higher risk is considered. The application site is on land at highest risk of flooding but as the scheme is to effectively replace an existing unit of residential accommodation, there is no alternative land available. Accordingly, the Sequential Test is passed.

Upon passing the Sequential Test, the Exception Test must be addressed. This requires that a) the development is safe for its lifetime without increasing the risk of flooding elsewhere and b) it presents a wider sustainability benefit to the community which outweighs flood risk.

With regards to point a) the proposal is accompanied by a Flood Risk Assessment which demonstrates that the scheme is technically safe from flooding. With regards to point b) The conversion will increase the flood resilience of the building compared to that achievable under the class Q approval, H05-1078-24, therefore resulting in a net positive to the flood risk assessment.

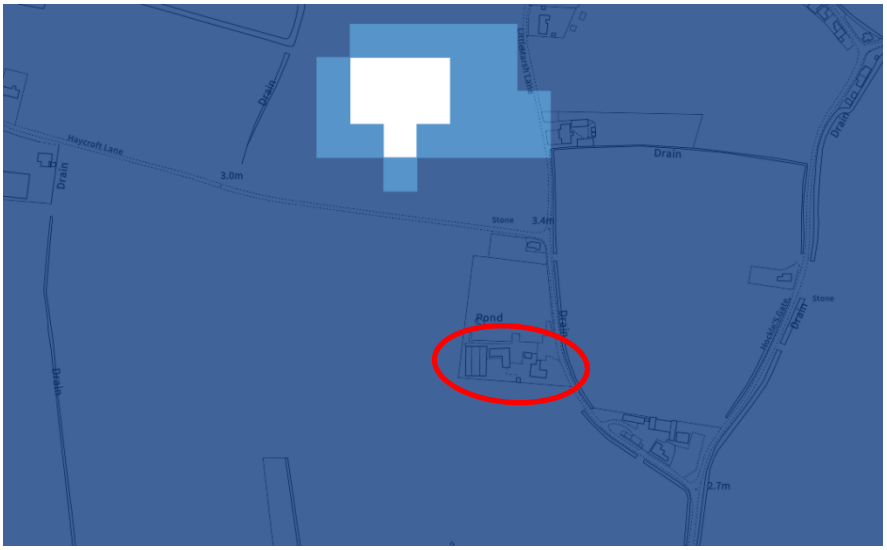


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

Following the approval of H05-1078-24, the proposal seeks permission for a full conversion of the existing barn and an extension adjoining the western elevation.

The proposed use and number of units is acceptable and has been established under approval H05-1078-24. The proposal is deemed a betterment to the existing approval and will enhance the local area, providing a family with permanent residency and a place to grow rather than move out of the area with an expanding family.

The proposal utilises the existing site access.



Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The plot utilises the existing site access from the highway and will be upgraded as required to meet highway requirements within the area.

Off road parking has been provided to the front of the proposal along with garden land which has now been defined via landscaping and boundary proposals previously restricted under the nature of class Q.

The existing barn will be retained in its entirety with minimal openings made for occupant use and well-being. A modest extension has been included to the western frontage which is in keeping with the existing in its aesthetics.

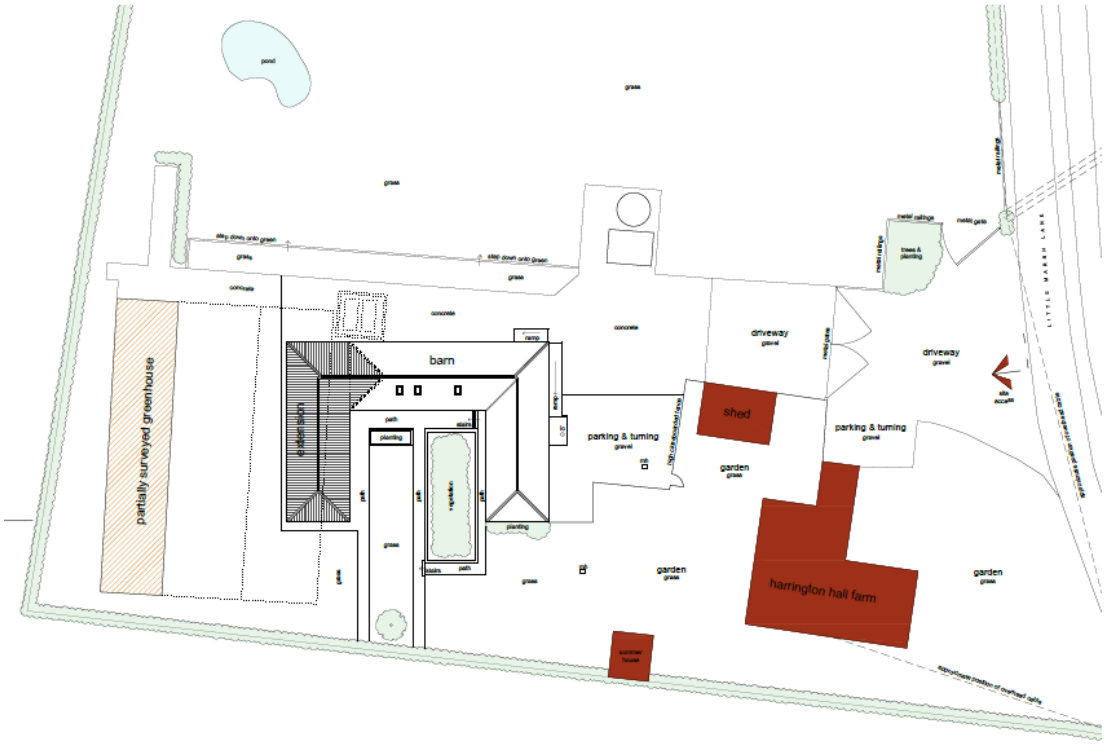


Figure 4: Proposed site plan

3.3 LANDSCAPING

The proposal includes landscaping as indicated on the attached plans which will enhance the bio-diversity of the site, provide a net gain and enhance the future occupier's well-being on site, all whilst looking visually more attractive to the street scene. This is an improvement on the previous approval, H05-1078-24, and should be considered a betterment.