



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located towards the northern end of Moor Gate, Spalding, on the western side.
- 1.2. Approval for the conversation of the barn was under a Prior Notification Application (H05-0018-20). The principles of development are therefore already established.
- 1.3. The main barn is steel frame in construction with a long narrow brick and wood built section coming off at 90 degrees at the rear.

2. SITE ASSESSMENT

- 2.1. Site levels are flat and horizontal to all intents and purposes and match the surrounding areas.
- 2.2. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3, therefore a Flood Risk Assessment will accompany this application.

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for a barn conversion on the site has been established as a part of the previous approval.

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design of the proposed dwelling, which is the subject of this application, is intended to reflect and reinforce the traditional buildings seen in the area and produce a dwelling that sit well within a very good sized plot and is of a size that is sustainable, as the site is located in an rural area.

4.2. Careful considering has been made to the design of the barn conversion to enhance the internal and external amenities to the plot.

4.3. The main barn is to have a brick skin added in a red/brown multi facing brick, with brick soldier course arches, as is common in barns in the local area. The roof will have natural slate and its pitch increased to 35 degrees to allow for better utilisation of the proposed Photovoltaic Cells. Mock stable doors and gable ties to the east elevation will give the barn a traditional look from the entrance and road.

4.4. The single storey rear section is to be built to represent a stable, with larch timber cladding, mock stable doors and an over hanging roof with oak supports. The roof will be terracotta plain tiles to contrast with the main roof and to reinforce the look of a stable.

4.5. All windows and doors are to be made of oak.

4.6. The garage will echo the style of the main barn whilst forming a loose courtyard area which is commonly seen with barns of this size.

4.7. The site allows for parking and manoeuvring as shown in this current application planning drawing.

4.8. The front and rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear. The drive and main courtyard will be gravel. A landscaping scheme is also attached to this application.

4.9. The existing barns footprint is approx 498m² and the proposed converted barn is 262m² and associated garage is 108m² totalling 370m².

5. ACCESS AND SUSTAINABILITY

5.1. The proposed dwelling is on the outskirts of Whaplode St Catherine, where there is a village hall and public house.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

6. CONCLUSION

- 6.1. It is considered that the proposed development is of a size that is suitable for its site and the area generally. Allowing for a sustainable family rural home.
- 6.2. It is maintained that the proposed scheme not only reinforces the traditional styles and appearances of the outbuildings but also injects modern expectations sympathetically.
- 6.3. In summary, it is contended that the proposal is of benefit not only to the site, but the local housing stock.