

20th February 2020

Revision *

Design Access Statement for Existing Barn within the curtilage of Granite House, Chapelgate, Gedney, Spalding, Lincs PE12 0BJ.

This application is for permission to allow the subdivision of the existing barn into a semi-detached dwelling for residential use not incidental to the enjoyment of the existing dwelling currently known as Granite House. In relation to previous permitted planning permission *H06-1085-14*.

Careful consideration has been given to the internal layout in so that the external appearance of the barn is not detracted from the previously permitted design. An additional 2 small opaque windows will be required on the West Elevation, a further window on the East elevation and an additional window on the North Elevation, in total 4, as shown on drawing CJQ 079 P01. All materials to remain as existing and as permitted.

In consideration to residential amenity the perimeter of the site has sufficient high screening to allow privacy between the dwellings, a minimal distance of 9.5 metres is maintained between the barn and boundary which abuts number 5 Whiteacre Gardens, as dictated by the previous permitted application. The existing entrance will be adapted to create a wider visibility splay as shown on drawing CJQ 079 P03. The first tree will be removed to allow for the new brick feature boundary wall, materials all as approved in the previous application.

The dwellings will be served by a rainwater harvesting system, drainage filtration system and solar panels as shown on drawing CJQ 079 P03. Therefore, mitigating any risk of flooding.

The barn is located adjacent to the perimeter of the development boundary for Gedney. However, it is positioned between a house to the West and a bungalow to the East, the development would make a positive contribution to the character of the landscape and infill the gap between the aforementioned properties.

Careful consideration has been given to the Policy 23 of the South East Lincolnshire Local Plan 2011-2036, Adopted March 2019.

In-line with this policy it is considered that the barn demonstrates the following attributes:

- 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 merit or makes a positive contribution to the character of the landscape.
- 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.

For client approval

Signed:.....

Print:.....