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**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING
PARSONS YARD
MIDDLE DROVE
GEDNEY
SPALDING
LINCS
PE12 0AU**

FOR

MR & MRS G MERRISON



PLANNING, DESIGN & ACCESS STATEMENT

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**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING
PARSONS YARD
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GEDNEY
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The application is to acquire Town and Country Planning Permission for demolition of existing barn and rection of one dwelling at Parsons Yard, Middle Drove, Gedney for the benefit of Mr & Mrs G Merrison.

The clients acquired Permission under reference H06-1043-21 in November 2021 for conversion if the agricultural barn to a residential dwelling 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 Bourgh 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.

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 an agricultural barn which is to be replaced and the application area changed to domestic as per H06-1043-21.

LAYOUT

The final layout is of a 5 bedroom 2 storey dwelling which sits on the footprint of the existing barn which is to be replaced with the dwelling. The existing application area allows for parking and garden area, allowing the 2 large paddocks to be retained either side.

SCALE

The scale of the development is a 5 bedroom 2 storey dwelling which sits on the original footprint of the existing barn to be replaced. The footprint of the dwelling is smaller than the original barn. The ground floor area of the barn is 232m² and the ground floor area of the dwelling is 145m².

LANDSCAPING

An example of a landscaping scheme is shown with various species of trees and hedgerows to be retained at all boundaries.

ACCESS

Access to the whole site will be via an existing access and driveway off Middle Drove to the requirements and specification of Lincolnshire County Council Highways Department.

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

EXTERNAL MATERIALS

Walls – Facing Brickwork in Traditional Farmhouse Blend

Roof – Slates

Windows & Doors – UPVC & aluminium – Grey

Rainwater Goods – Black

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
- Log burners
- Required levels of insulation
- Car charging points

G R Merchant Ltd
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