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Our ref: 4070-22

**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING
OFF WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PN**

FOR

MR & MRS N SHORTLAND



PLANNING, DESIGN & ACCESS STATEMENT

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**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING
OFF WEST DROVE SOUTH
GEDNEY HILL
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PE12 0PN**

The application is to acquire Town and Country Planning Permission for demolition of existing barn and erection of one dwelling off West Drove South, Gedney Hill for the benefit of Mr N Shortland.

The client acquired Permission under reference H07-0583-22 in August 2022 for conversion of 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 1 of the Environment Agency flood map however, finished floor levels will be 300mm above existing ground level and all sleeping accommodation at first floor level.

PLANNING PRINCIPLE

The Court of Appeal in *Mansell v Tonbridge and Malling Borough 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 a 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.

A recent Planning Application has been approved for similar scheme under reference H06-1104-22 in Gedney.

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 H07-0583-22.

LAYOUT

The final layout is of a 4 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.

SCALE

The scale of the development is a 4 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 230m² and the ground floor area of the dwelling is 160m².

ACCESS

Access to the whole site will be via an existing access and driveway off West Drove South 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 – Desimple Heathfield Red

Roof – Dark Grey Calderdale Slate

Windows & Doors – Cream UPVC & Aluminium

Rainwater Goods – Black UPVC

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 point

G R Merchant Ltd

February 2022