Justification Statement



Site:
Barn at Fifth Drove, Spalding, PE11 4JY

Applicant:
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INTRODUCTION

Origin Design Studio Ltd has been appointed by Caroline Wheeler to submit a planning application for the conversion and extension to an existing barn.

The relevant policies of the South East Lincolnshire Local Plan 2011-2036 (SELLP) have been highlighted and justification is provided to demonstrate how the proposal meets them and therefore should be recommended for approval.

PLANNING POLICY & PLANNING HISTORY

LOCAL PLAN

The site is in the administrative district of South Holland District Council and planning policy for the area is dictated by the adopted development plan, the South East Lincolnshire Local Plan (SELLP).

PLANNING HISTORY

There is one recent planning application that is relevant to the site, it is as follows:

- H08-0170-21 - Proposed conversion of brick barn to dwelling, including extension and demolition of existing buildings. Land East of Fifth Drove Gosberton Clough Spalding PE11 4JY – Refused

Pre-application advice was also sought prior to this application but after the first application was refused. The following comments were provided and relate to this application scheme.

'The design of the proposal is now largely sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; the scale of the overall proposal, when viewed in the context of the existing barn, would be at the absolute limit of the acceptability of height, bulk and form of extension to enable the barn being retained whilst according with the national and local planning policies. The ridge height would match that of the existing barn, and the bulk and massing of the proposals would render the barn a visually primary element of the proposals.

The development could lead to an enhancement of the immediate setting of the building, in as much as a number of buildings in a poor state of repair would be removed, however this could take place without the development being proposed.

The previously supplied structural survey indicated that localised rebuilding may be required, however the engineer did not carry out any testing of the building structure and there had been at the time of submission no investigation of the building subsoils. The impacts of wet rot to the timbers (wall plates, rafter ends, purlins and ties) to the barn would indicate that a significant amount of rebuilding may be subsequently required, given the state of the roof, wall plate and other timbers, once the demolition of the other buildings on the site has taken place. The engineer set out in the survey that the tree growth adjacent to the building has caused disturbance to the brickwork and building foundations and the report showed the impact damage as well as the close proximity of the tree to the north wall. It is not clear to what extent the removal of this tree and vegetation would impact further on the stability of the building. If a further formal application is submitted then a more detailed survey would need to be submitted by an engineer who has addressed the above matters.'

Since the above application was refused, this application seeks to improve the scheme and address some of the concerns relating to the previous application and result in the decision that this application should be approved.

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) sets out the planning policies and how they should be applied.

LOCAL PLANNING POLICY

Through consulting the South East Lincolnshire Local Plan (SELLP), the most relevant policy is LP23.

Policy LP23

Policy LP23 of the SELLP relates to The reuse of Buildings in the Countryside for Residential Use, this states:

Proposals for the conversion of existing buildings which are located outside defined settlement
boundaries to residential use will be permitted provided that:
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 or historic merit or makes a positive contribution to the character of
the landscape, to justify conversion to ensure retention;
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

In the previous application, concerns were raised over the structural integrity of the existing building to be converted. One aspect related to nearby trees which the officer was concerned had caused disturbance stating:

'tree growth adjacent to the building has caused disturbance to the brickwork and building foundations and the report shows the impact damage as well as the close proximity of the tree to the north wall.'

The submitted structural engineer's letter indicates that the tree has since been removed and that the external walls have been braced with timber raking shores to enable repairs to be undertaken. These repairs are allowed under normal maintenance of a building and do not involve works beyond which is reasonably necessary to repair damage caused through lack of maintenance. Currently, due to the shoring, the building is structurally sound and once the repairs have been concluded, the building will remain structurally sound and capable of conversion.

The proposal includes for an extension to allow for more living accommodation, however it is not significant, especially when compared to the existing buildings surrounding the retained brick building to be retained which are to be demolished.

The building is of architectural and historic merit and is a good example of a traditional vernacular agricultural building in Lincolnshire. As a result, its retention makes a positive contribution to the character of the landscape. Since it currently does not serve a meaningful purpose, its conversion to residential would allow for its retention and allow for an improvement on site.

The proposal is also in keeping with its local surroundings. the existing building to be retained is typical of Lincolnshire barns and its features are retained and enhanced. The proposed extension is also in line with this and is further described in the below 'Design' section of this document. The above will allow for an enhancement to the immediate setting of the building.

As a result, the proposal is in line with this policy of the local plan and as such should be deemed appropriate to the local authority and approved.

DESIGN

Included as part of this application are some proposed elevations, which show a dwelling which is sympathetic to the agricultural history of the site.

Amount

The proposal includes for a single two bedroom dwelling, including the conversion of an existing agricultural building with a moderate extension. The extension site on the footprint of existing agricultural buildings proposed to be demolished. They do not have architectural or historic value like that if the brick barn proposed to be retained and converted.

Layout

The site layout is to remain relatively unchanged due to the existing access being retained, as well as the existing barn. The proposed extension is also proposed to be within the area of the existing building which are to be demolished. As a result, the area of developed land is proposed to be reduced.

Scale

The scale of the proposed extension is to be much less than the extent of the agricultural buildings on site to be demolished. The approx. footprint area of the buildings to be demolished is 300m2, the proposed extension is 56m2.

The existing building is single storey and the proposed existing is to remain single storey also. The proposed ridge and eaves heights are also to be the same as the existing building. This is in keeping and sensitive to the existing building, as well as its surroundings and history of the site.

Form

The form of the proposed extension is in keeping with the existing building. As mentioned, the ridge and eaves height is proposed to match the existing dwelling. The roof has also been designed as a hipped roof so as to reduce the visual impact of the extension compared to the existing building.

Material Palette

The material palette of the existing building to be converted is to be retained and the proposed extension it to match, with red brick and clay pantiles. The proposal will not

only be sensitive to the existing building, but the agricultural past of the site and vernacular agricultural buildings.

Access

The existing access is to be retained and will be upgraded in line with LCC Highways specification. The access driveway will provide parking for 2 vehicles. This is suitable for the proposed 2 bedroom dwelling.

Conclusion

To conclude, the existing barn to be retained and converted, will keep many of its original features which enable it to be of architectural and historic merit. The proposed extension to it is also in keeping with its design and sensitive to it in terms of scale, material palette and design. The extension would enhance the existing building and allow for its retention, rather than detract from or over develop the site.

As a result, the application should be recommended for approval as it offers great overall benefit in comparison to the approved scheme.