



Design & Access Statement

Proposed Conversion of horticultural building to dwelling (class C3)

at

**106 Siltside
Gosberton Risegate
Spalding
Lincs
PE11 4ET**

For

Mr Russell Cooney



Project No. 1658

1 THE PROJECT

Conversion of existing horticultural building into a 4 bedroom dwelling.

2 THE SITE

2.1 106 Siltside, Gosberton Risegate, Spalding, PE11 4ET

2.2 See OS location plan and proposed site plan drawings

3 APPRAISAL OF CONTEXT

3.1 Assessment of Planning Policy:

This site is zoned as countryside in the current Local Plan / Framework Document. It is close to the village of Gosberton which is classed as a Group Centre in the 2006 Local Plan.

In addition to the general planning policies of South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:-

Policy SG14 – Design and Layout of New Development

Policy SG17 – Protection of Residential Amenity

Policy SG18 – Landscaping of New Development

Policy SG20 – Extensions and Alterations to existing buildings

Policy HS16 – Conversion of redundant rural buildings to residential use

The following central government Planning Policies are also relevant:-

National Planning Policy Framework 2012 (NPPF 2012) Paragraph 17 and sections 6,7 & 10

3.2 Planning History

The building already has prior approval for change of use to dwelling under the provisions of Class Q (a) Reference H08-0647-15 granted 16th September 2015.

3.3 Evaluation of opportunities and constraints affecting the development of the site:

Physical features:

The site is accessed via an existing driveway which has served the horticultural business for many years. The traffic generated by the nursery would be greater than a single dwelling. Visibility is adequate to serve the proposed development and there is space on site to turn cars around.

The building has permission for conversion to dwelling under the permitted development class Q, therefore conversion of the building to a dwelling is already acceptable in principle.

The site is in Flood Zone 3a. A flood risk assessment was submitted for the prior approval application and the proposed floor level for the conversion was agreed at 300mm above existing ground level on the previous approval.

The building does not overlook any neighbouring properties, there is good separation to ensure reasonable amenity of the proposed and existing dwellings.

The site is large and it would seem a shame to have to restrict the amenity area to the same footprint as the building, which would be the case with a conversion under permitted development. This is the main reason for making a full planning application.

Planning policies:

SG14 – The conversion should make a positive contribution to the architectural and visual quality of its surroundings. The conversion needs to be designed to take into account the character and context of the surroundings, the choice of materials needs to be suitable for an agricultural conversion, the scale and form and height should not be enlarged so much that it would be out of context.

Policy SG17 – The conversion should not cause material harm to residential amenity.

Policy SG18 – Appropriate landscaping will be required

Policy SG20 – Alterations should not adversely alter the appearance of the building, its visual and architectural relationship with adjoining development or the rural character of the area.

Policy HS16 – Conversion of redundant rural buildings to residential use

The following central government Planning Policies are also relevant:-

National Planning Policy Framework 2012 (NPPF 2012) Paragraph 17 and sections 6,7 & 10

Para 17 - Every effort should be made to meet housing needs, design should be good quality and homes to have good standard of amenity. Thriving rural communities to be supported and effective re-use of land is encouraged.

Section 6 - Local planning authorities should deliver a wide choice of high quality homes.

Section 7 - Good design is required.

Perceived need:

There are still not enough homes being developed to meet current demand in the UK.

The applicant would like to create a unique home for himself and relocate to Lincolnshire.

3.2 Design factors:

The proposal is to convert the building to a dwelling and render over the existing external walls to create a more cohesive and clean appearance to improve the architectural and visual quality of the building while still retaining a very simple and functional design in keeping with the agricultural context.

The pattern of fenestration has been designed to represent a stable block or a barn with a mixture of windows and “full length” openings.

The roof pitch is kept to the minimum necessary to support the roof tiles, making sure the building remains very low key and hidden from view.

The reason for making a full application is to improve the amenity compared to the restricted space allowed under a prior approval conversion. By creating an orchard garden it will provide amenity as well as space to site the septic tank, soakaway and oil tank.

The existing concrete hardstanding is to remain around the building as it is a suitable and functional finish for the agricultural setting.

A landscaped amenity area has been designed which will double up as an orchard and somewhere to place the septic tank and soakaways.

4 THE DESIGN COMPONENT

4.1 Amount of proposed development

The site area is 1350 sq metres

The footprint of the building to be converted is 169.5 sq m

4.2 Principles of the proposed layout

To keep it simple.

4.3 Scale of proposed buildings

See proposed drawings

4.4 Landscaping

Hard landscaping consists of gravel, concrete, paving flags, timber post & rail fence, chicken wire fences.

Soft landscape planting consists of: grass and fruit trees

4.5 Appearance of the development

See proposed elevation drawing

5 THE ACCESS COMPONENT

5.1 Access to the site itself

There is an existing vehicle access to the site.

5.2 Access to public transport

There is no public transport within 1km of the site, requiring provision for private car use.

5.4 Flexibility to accommodate future changes

The accommodation is a good size, with plenty of storage and scope for alterations to the layout.

5.5 Impact of Planning Policies

The building already has permission to be converted under permitted development, therefore a conversion is acceptable in principle.

5.6 Disabled access to the site and building

Not required for a conversion, however should the applicant become disabled in future it would be very easy to add a ramp and level threshold entrance door, plus the whole of the building is on one level making future adaptations very easy to do. It is a lifetime home.

5.7 Emergency services

The existing track is wide enough for large vehicles to access the site.

5.8 Service vehicles and deliveries

The existing track is wide enough for large vehicles to access the site.

7 CONCLUSIONS

- 7.1 The proposal will make an affordable self-build home for the applicant. The conversion already has permission under prior approval granted in September 2015. There is no reason to suggest that it would be impractical or undesirable for the conversion and the application should be considered favourably.

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Date: 04.07.2016