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Our ref: 4301-24

DEMOLITION OF EXISTING BARN & ERECTION OF DETACHED DWELLING
BELNIE FARM BUILDINGS
BELNIE LANE
GOSBERTON
SPALDING
LINCS
PE11 4HN

FOR

MRS K M BAXTER



PLANNING, DESIGN & ACCESS STATEMENT

Ref: 4301-24

DEMOLITION OF EXISTING BARN & ERECTION OF DETACHED DWELLING
BELNIE FARM BUILDINGS
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The application is to acquire Town and Country Planning Permission for demolition of the existing barn to the South of the site and erection of a detached dwelling at Belnie Farm Buildings, Belnie Lane, Gosbeton for the benefit of Mrs K M Baxter.

The clients acquired Permission under reference H08-0972-24 in January 2025 for conversion of the agricultural barn to 2 No residential dwellings 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.

An application for a similar development was approved for demolition of 2 No barns and erection of 2 No dwellings under reference H23-0699-24.

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 agricultural barns which this application relates to the most Southern barn to be replaced with a detached dwelling and the application area changed to domestic. The large agricultural field will be sold separately for agriculture to the East of the site.

LAYOUT

The final layout is of a 4-bedroom dwelling which sits on the footprint of the existing barn which is to be replaced with the dwelling. The existing application area allows for large parking and garden areas to keep the feel of the existing barn.

SCALE

The scale of the development is a 4-bedroom dwelling which sits on the similar footprint of the existing barn to be replaced. The footprint of the dwellings is smaller than the original barn. The ground floor area of the southern barn, which was 2 no dwellings is 145m2 and the ground floor area of the replacement dwelling is 136m2.

APPEARANCE

The Southern barn is to be replaced with a brick-built dwelling with slate roof which has been designed to match the remaining brick barn to the North of the site. This existing brick barn has architectural and historic merit, and the new dwelling will complement its design.

LANDSCAPING & ECOLOGY

An extensive landscaping scheme is shown with various species or trees and hedgerows to be planted as described in the BNG Report.

ACCESS

The existing access off Belnie Lane will be upgraded and used for access to the dwelling.

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

EXTERNAL MATERIALS

To be determined at build stage.

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
- Required levels of insulation
- Car charging points

G R Merchant Ltd
December 2025