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Ref: 4110-23

CONVERSION OF BARN TO HOLIDAY LET
ADJACENT TO OLD BRICKYARD FARMHOUSE
PEARTREE HOUSE ROAD
HOLBEACH
SPALDING
LINCS
PE12 8DW

FOR

Mr & MRS J MATTHEWS



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 4110-23

CONVERSION OF BARN TO HOLIDAY LET
ADJACENT OLD BRICKYARD FARMHOUSE
PEARTREE HOUSE ROAD
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This application is to acquire Town and Country Planning Permission for conversion of an existing barn to a holiday let for the benefit of Mr & Mrs J Matthews.

The existing barn has only been used for storage for several years since it was sold off from the farm after it became surplus to requirements.

The original building was used by the farmer which also consisted of a farm office. The current owners would love to preserve and restore this building and maintain the farm heritage.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The use of the building is a former farm building and office which has most recently been used as a storage facility. The building will be converted to a holiday let utilising the space around the barn for the existing vegetable patch, biodiversity gain and vehicle parking.

AMOUNT

The existing barn is proposed to be converted into a 2 no bedroom holiday let.

LAYOUT

The layout of the building is shown on our drawings which is a 2-bedroom holiday let accessed off an existing access from Peartree House Road. There is parking and turning facilities for multiple cars.

ACCESS

Access will be off an existing access off Peartree House Road. Vehicle parking will be provided to the front of the site with tuning facilities so the vehicles can enter and leave in forward gear.

CONCLUSION

The clients would like to preserve this barn and aesthetically improve the area which sits within their home and the original farm building by offering a holiday let facility.

The proposed scheme will be in character with the area, particularly in terms of the design form and scale. It is apparent that this development will not have any detrimental effect on the neighbouring properties. The proposal compliments the character and appearance of the area and surrounding Buildings.

G R Merchant Ltd
February 2024