

DESIGN & ACCESS STATEMENT

Client: Mr W Kirkham

Project: New agricultural habitation dwelling house at Gimmels Gate, Sutton Crosses, Long Sutton, Spalding, Lincs, PE12 9AS

Ref: 041907

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INTRODUCTION

The applicant is both an agricultural worker and retained fire fighter (key worker) and is seeking planning permission for new home in his area of employment.

This is a full planning application for 1 no. new agricultural habitation dwelling (4 bedroom house) at Gimmels Gate, Sutton Crosses. The dwelling is proposed on a site currently occupied by a disused bungalow.

The applicant has prepared a brief statement in support of the application as follows:

"I am looking to build a property on my family owned farm to replace an existing building. The background to this is as follows. The building I wish to replace was built in 1946 and used as a domestic dwelling until the house adjacent to this property was built in 1964. That was then made redundant for living in and subsequently it became used as an agricultural store. The reason I need to build this property is because I work at the family farm where this site is and my father is approaching retirement age, at which point I would then take over the running of it. We recently have become partners in this firm.

I am also a Crew Manager at Long Sutton retained fire station and have been for 10 years. We man a fire appliance along with a fire ambulance. I drive both vehicles and also run in charge of both. I therefore need to live within 3-4 minutes of the station so that I can continue to respond to support my community while also being close to the family-run farm. There are utility services and amenities available to this site as there are numerous surrounding properties. It is also a mile from all local facilities, local school where my children attend and near to the local doctors."

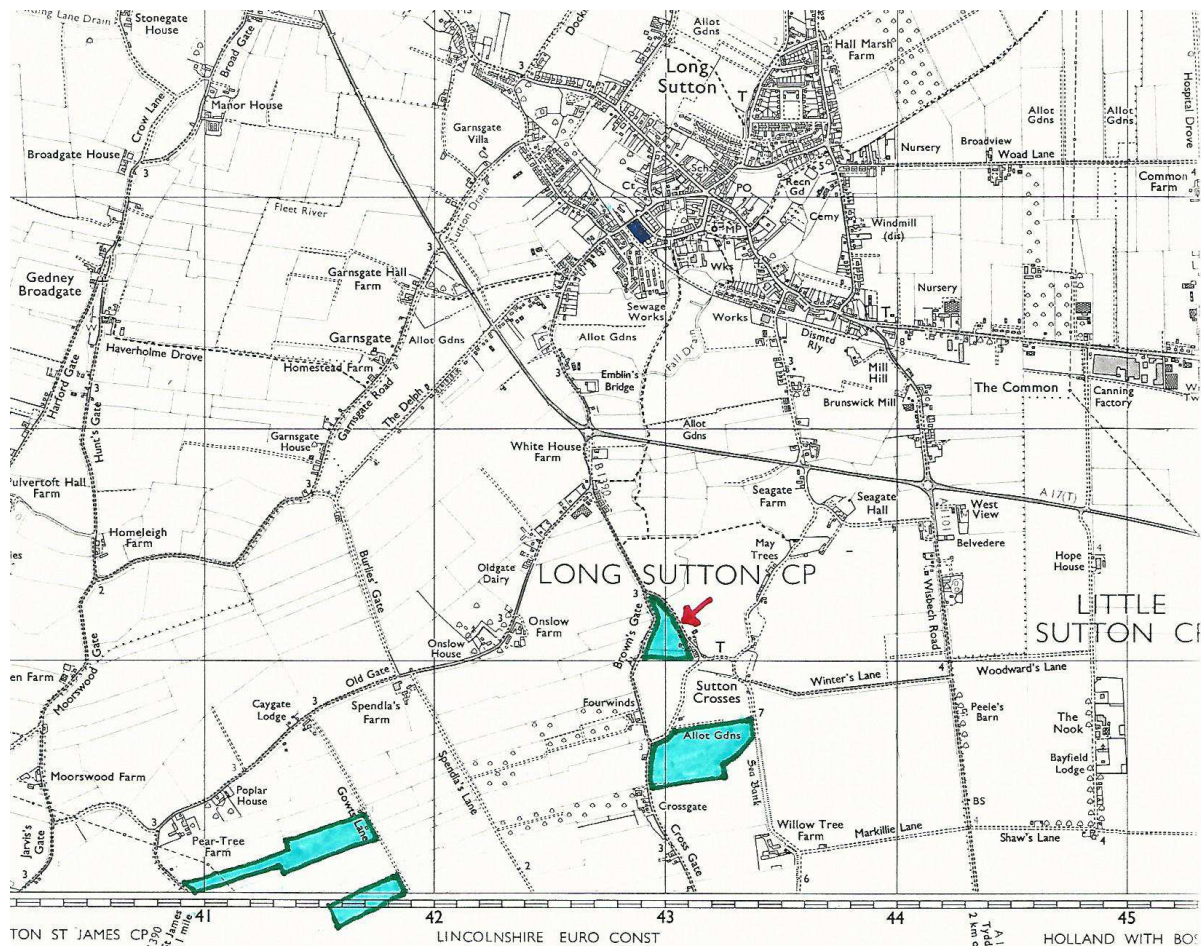


View of site from Gimmels Gate

The family farm comprises the land and farmyard in Gimmels Gate in the region of 6.5 acres. There is a further 21 acres off Cross Gate and around 23.5 acres off Gowts Lane, in all totally around 51 acres. The land is used for arable farming. This is illustrated in the following map.

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Map showing in green the land owned/farmed by the family business. Red arrow denotes the application site. Blue area denotes the Fire Station at which the applicant serves as a retained fire fighter.

USE

The proposed use is that of an agricultural habitation dwelling. The former bungalow on the application site was originally used as a farm workers dwelling.

It is worth noting that as well as the former bungalow on the application site, there is also another former farm workers bungalow located on the family farm, just along Ginnels Gate. This too is now used for agricultural storage purposes.



A further former bungalow fronting onto Ginnels Gate



The family farm (with further former bungalow to the right)

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AMOUNT

The proposal is for 1 no. agricultural habitation dwelling house. The application site area is approximately 0.057ha.

LAYOUT

The proposed dwelling house is located further forward than its [bungalow] predecessor on the site. This helps to maintain an informal frontage, in keeping with the rural context.

A driveway is located to one side which is capable of accommodating 3 cars. Owing to the fact that Gimmels Gate has minimal traffic, it is not considered that on-site turning for vehicles is necessary within the curtilage of the site.

The internal layout of the dwelling includes a Study from which the applicant can manage his farming business.

The site layout provides reasonable sized gardens both front and rear.

SCALE

The proposed scale is sympathetic to the immediate context and its setting. There is an existing 2 storey dwelling house to the south (which is occupied by the applicant's father).



Two storey dwelling 'Homefield' to the south of the site (home of the applicant's father / business partner)



Two storey dwelling (set forward) on opposite side of Gimmels Gate from application site

LANDSCAPING

The front, side and rear gardens will be laid to lawn. The driveway will be of gravel (a section of driveway will be tarmac directly adjacent to the highway). Paths and patio areas will be of paving slabs.

It is proposed that the side and rear boundaries will have a simple Lincolnshire timber post and rail fence which is considered in keeping with the agricultural context.

APPEARANCE

The form of the dwelling is characteristic of the local vernacular for rural cottages, comprising a two storey front element with a projecting two storey rear element.

The materials will be a simple palette comprising red facing brickwork and pantile roof with cottage style windows. An open timber framed porch to the front compliments the dwelling and enhances the rural character.

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ACCESS

Gimmels Gate is a very quiet road with minimal traffic. There is excellent visibility from the application site in both northerly and southerly directions.

As mentioned previously, a driveway is located to one side which is capable of accommodating 3 cars. Owing to the fact that Gimmels Gate has minimal traffic, it is not considered that on-site turning for vehicles is necessary within the curtilage of the site.

The new property will comply with the Building Regulations Part M and will include gently sloping ramped approach to the principal entrance door, level threshold and accessible toilet. Car parking is close to the dwelling for ease of access.



View along Gimmels Gate looking north from site



View along Gimmels Gate looking south from site

PLANNING

The applicant's father / business partner owns and resides in 'Homefield'. The scenario of a retiring farmer and his current home is a recurring one amongst rural communities. In a good number of cases the planning inspectorate has concluded that it would be unreasonable to expect an existing farmer to give up their home in order to make way for the next generation.

Under 'Rural Housing', paragraph 79 of the NPPF 2019 supports new dwellings in the countryside stating that, *'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply.....'* In this case the circumstance under (a) applies which is described under paragraph 79 as, *'there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.'*

The NPPF also encourages business growth in the countryside. Under 'Supporting a prosperous rural economy', paragraph 83, it states that, *'Planning policies and decisions should enable: (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; (b) the development and diversification of agricultural and other land-based rural businesses.'*

There were originally two farm dwellings on this farm (now used as for agricultural storage) occupied by farm workers. The proposal would bring the number of occupied dwellings on the farm back up to this number (as there is no intention to turn the other bungalow back into a dwelling).

CONCLUSION

The applicant is employed in agriculture in the family farm business as a partner [with his father] in the firm. His father is approaching retirement at which point the applicant will take over the business.

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The applicant is also a key worker for the Lincolnshire Fire Brigade service in Long Sutton and the proximity to the fire station from the proposed dwelling meets the criteria for travel time.

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Although, the existing bungalow on the site has not been used as a dwelling for many years, the fact remains that the proposed development is effectively replacing a dwelling (the existing 'bungalow' still has the appearance of a bungalow and thus a dwelling.)

The position, scale, massing and appearance of the proposed dwelling is in keeping with the existing character of Gimmels Gate.

Safe access and egress of the site is possible (taking into account the quiet nature of the road and the excellent visibility in both directions).