

Proposed Change of Use Agricultural Building to Single Dwelling

EAST BARN

Shetland Cottage, Mill Green Road

Pinchbeck Spalding PE11 3PY

PLANNING STATEMENT

incorporating Flood Risk Assessment

& photographic record



Introduction

This is a Prior Approval Application relating to the Change of Use of an Agricultural building to create a Residential Dwelling on land at Mill Green Road Pinchbeck Spalding. There are existing dwellings in the vicinity of the site but the prevailing character of the area is rural. This application specifically refers to an existing two-storey building referred to as 'East Barn' which is adjacent to several agricultural buildings within a former farmyard located to the rear of Shetland Cottage.

Planning Considerations

Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 indicates that the following is permitted development :

- (a) A Change of Use of a building and any land within its curtilage from use as an agricultural building to use falling within Class C3 (dwellinghouses) of the Schedule of the Use Classes order ; and
- (b) Building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that schedule.

The information submitted with this application demonstrates that all provisions of the associated qualifying criteria are satisfied.

The subject building is of brick and applied external render construction under a slate roof. The building incorporates sufficient openings at ground and first floor to provide sufficient levels of daylight for future occupiers.

The building has an existing first floor which can accommodate domestic loadings associated with such conversions and there are satisfactory existing storey heights for residential use.

Looking specifically at Paragraph Q.2 there are 6 elements that have to be considered by the Local Planning Authority in determining as to whether prior approval of that LPA is required

- (a) Transport and Highways Impacts
- (b) Noise Impacts
- (c) Contamination Risks
- (d) Flood Risk on the site
- (e) Location and Siting
- (f) Design / External Appearance

Transport and Highways Impacts

There is an existing highways access serving the subject building from Mill Green Road. Given the vehicular movements that would have taken place to the farmyard which would have included large agricultural machinery there is benefit in the potential vehicular activity to be limited to residential use.

Noise Impact

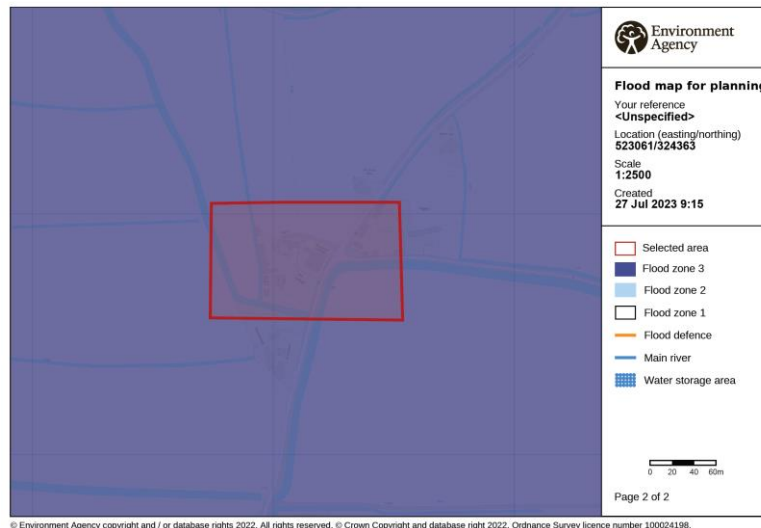
Given the previous agricultural activity that has taken place in and around the subject building there is betterment in the change of use to residential with a defined curtilage and parking provision. The intended use will be compatible with the neighbouring residential properties on Mill Green Road.

Contamination Risks

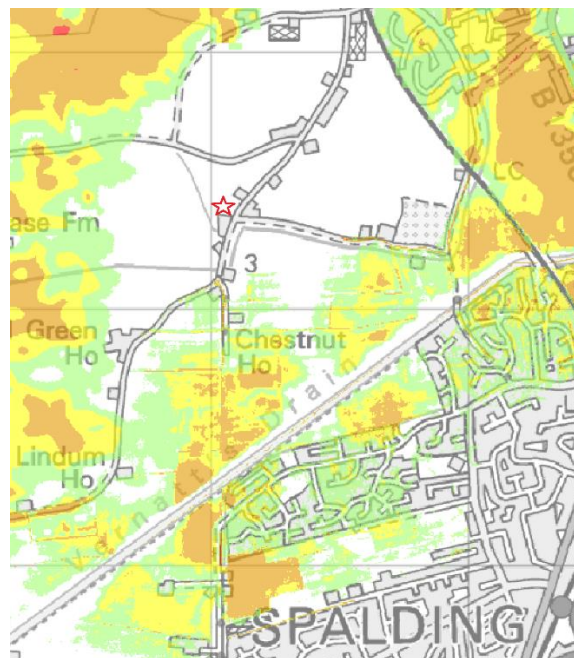
Given the former use of the site it is considered appropriate that a suitably worded Planning condition be applied to any Decision Notice to ensure that any potential contamination does not conflict with the proposed residential use of the building or its residential curtilage.

Flood Risk on the Site

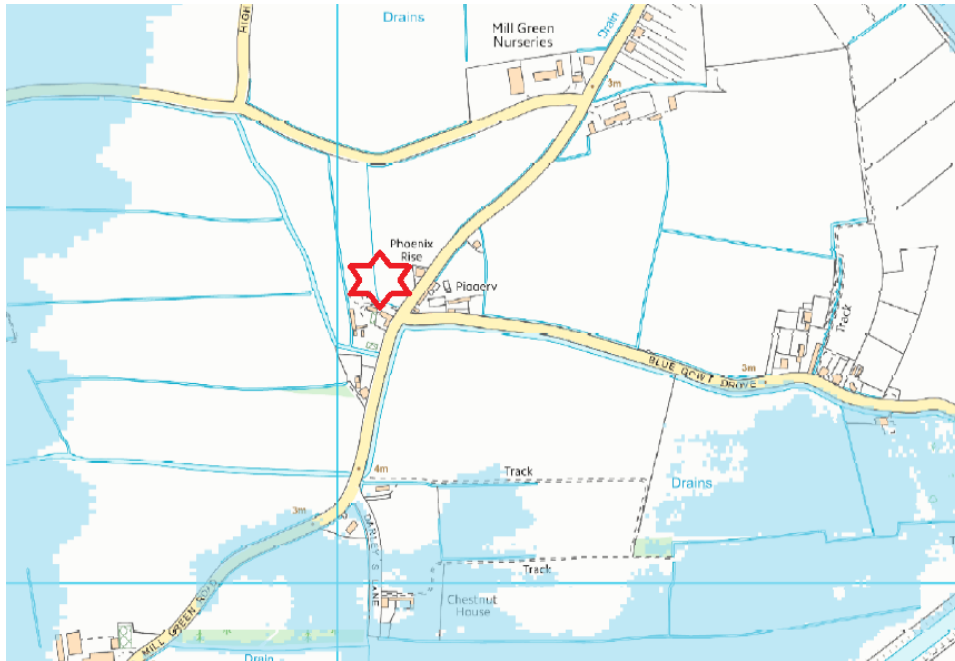
The application site is located within Environment Agency Flood Zone 3a. It is, however, within an area of 'No Hazard' within the SE Lincs Strategic Flood Risk Assessment. In addition, this proposal is classed as a conversion and therefore in accordance with Paragraph 167 of the NPPF, 2021, the application is not subject to sequential or exception tests. A site-specific flood risk assessment is still a requirement along with its recommendations.



Environment Agency Flood map



Extract from SFRA 2115 1% Fluvial / 0.5% Tidal Event
Indicating there is no hazard at the proposed location



**Extract from SFRA 2115 0.1% Event
Indicating Flooding probability Low**

Potential to Cause Flood Risk Elsewhere

The existing building footprint is to remain as existing and will utilise existing roofwater drainage into the ground. The modest residential curtilage permitted with such schemes will comprise of permeable garden area with small percentage of access paving and patio area(s). Parking provision will be of permeable construction. There is no proposal or need to raise existing ground levels and therefore the proposal does not represent a risk to adjacent land in terms of flood risk.

On a wider area the site is in proximity to established field drains including an IDB maintained watercourse to the west of the application site. The proposed works do not affect these existing watercourses.

Mitigation Measures & Recommendations

The proposal is to convert an agricultural building into a residential dwelling therefore the protection of residents and their property becomes a significant consideration.

The site is not considered at risk of flooding when referenced against the SFRA however it is considered practical to place finished ground floor level to the proposed dwelling at 150mm above existing ground levels.

The dwelling will also be registered with the Environment Agency 'Warnings Direct' flood warning scheme.

Location and Siting

The application site is in open countryside but is in relatively close proximity to Spalding and Pinchbeck. There are several dwellings in close proximity to the proposed dwelling and the relationship with those properties is considered acceptable.

Design / External Appearance

The subject building is of traditional construction and the existing openings to the building are sufficient to facilitate a satisfactory conversion of the building with minimal alteration. The render applied to the building would be removed to enable the underlying brickwork to be made good where necessary and repointed using appropriate mix of mortar for such a building.

The accompanying plans demonstrate that satisfactory accommodation can be easily obtained over two floors served by the permitted area of residential curtilage including two parking spaces.

The requisite Building Regulation Approval will ensure that an energy efficient dwelling is created.

Conclusion

This proposal satisfies all criteria within Class Q of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as demonstrated within this statement.

This proposal will bring back into use a traditional agricultural building and provide an energy efficient dwelling whilst also enhancing the character of this part of the South Holland countryside.

Photographic Record



Existing Access from Mill Green Road



North East Elevation of Building



North West Gable



North East Elevation



South East elevation – adjoining glass house to be removed



Typical External Door Opening

Interior – ground floor



Interior – first floor

