

Money Bridge Lane, West Pinchbeck

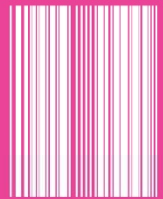
Design and Access Statement

October 2021

Client: Mrs J Cassidy

Project: Proposed barn conversion on land off
Money Bridge Lane, West Pinchbeck

Project no: 541



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1.0 Introduction

1.1

This Statement accompanies a Prior Approval Application for the conversion of a barn on land off Money Bridge Lane, West Pinchbeck.

The purpose of the proposals is to make better use of a redundant barn that currently forms part of the family own farm.

1.2

The proposed site is located to the north-east of the centre of West Pinchbeck, midway between West Pinchbeck and Pinchbeck.

1.3

This statement forms part of a series of documents submitted in support of the Prior Approval Application.



Image Showing the Position of the Proposed Barn

2.0 General Permitted Development Order Requirements & Material Planning Considerations

2.1 Introduction

This application for Prior Approval relates to the change of an agricultural building at Money Bridge Lane, West Pinchbeck to residential use. We have considered the proposals in relation to the latest regulations, in the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q, as amended (referred to hereafter simply as Class Q, and our conclusions are set out within this section of the document.

2.2 General Permitted Development Order Requirements

The adjacent table sets out the requirements of Class Q, alongside the applications response.

Class Q Criteria		Application Response
Development is not permitted by Class Q if -		
Q.1 (a)	The site was not used solely for an agricultural use as part of an established agricultural unit - i. on 20th March 2013, or ii. in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or iii. in the case of a site which was brought into use after 20th March 2013, for a period of a least 10 years before the date development under Class Q begins.	Accords - the building and wider land holding has an established agricultural use, which pre-dates 20th March 2013.
Q.1 (b)	In the case of - i. a larger dwelling house, within an established agricultural unit- (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres.	N/A - the proposal is for one dwellinghouse smaller than 465 square metres.
Q.1 (ba)	The floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule of the Use Classes Order exceeds 465 square metres.	Accords - the proposed dwellinghouse would not have a floor area exceeding 465 square metres.
Q.1 (c)	In the case of - ii. a smaller dwellinghouse, within an established agricultural unit - (aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or (bb) the floor space of any one of the separate smaller dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule of the Use Classes Order exceeds 100 square metres.	Accords - the dwelling proposed is a larger dwellinghouse with a floor area not exceeding 465 square metres.

Class Q Criteria		Application Response
Development is not permitted by Class Q if -		
Q.1 (d)	The development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following - i. a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; ii. the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5.	Accords - only one dwellinghouse is proposed with a floor area not exceeding 465 square metres.
Q.1 (e)	The site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained.	N/A - the site is not subject to an agricultural tenancy.
Q.1 (f)	Less than 1 year before the date development begins - i. an agricultural tenancy over the site has been terminated, and ii. the termination was for the purpose of carrying out development under Class Q. Unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use.	N/A - the site has not recently been subject to an agricultural tenancy.
Q.1 (g)	Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit - i. since 20th March 2013; or li. Where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins.	Accords - no such development has taken place since 20th March 2013.
Q.1 (h)	The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.	Accords - the proposed alterations would not extend the buildings external dimensions.

Class Q Criteria		Application Response
Development is not permitted by Class Q if -		
Q.1 (i)	The development under Class Q(b) would consist of building operations other than - i. the installation or replacement of - (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas, or other services, to extent reasonably necessary for the building to function as a dwellinghouse; and ii. partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1 (i) (i).	Accords - the proposed alterations would relate only to the installation of new doors and windows, the replacement of the roof and wall cladding and the installation of services as required for conversion to residential use.
Q.1 (j)	The site is on article 2(3) land.	Accords - the site is not on article 2(3) land.
Q.1 (k)	The site is, or forms part of - i. a site of special scientific interest; ii. a safety hazard area; iii. a military explosives storage area.	Accords - the site is not within any of these areas.
Q.1 (l)	The site is, or contains, a scheduled monument.	Accords - the site is not within, and does not contain, a scheduled monument.
Q.1 (m)	The building is a listed building.	Accords - the building in question is not listed.

2.3 Transport & Highways Impact of the Development

The application site can be accessed from Money Bridge Lane, which provides an entirely suitable access for vehicles. This access has previously been used by farm vehicles, and this road is also used by nearby residential properties.

The dwelling would not produce a large volume of traffic. It would also result in the removal of vehicle trips which would otherwise be associated with a continuation of their agricultural use. Overall, there would be no significant change in the number of vehicle trips, and there would certainly not be any significant effect on the operation of the local highway.

2.4 Noise Impacts of the Development

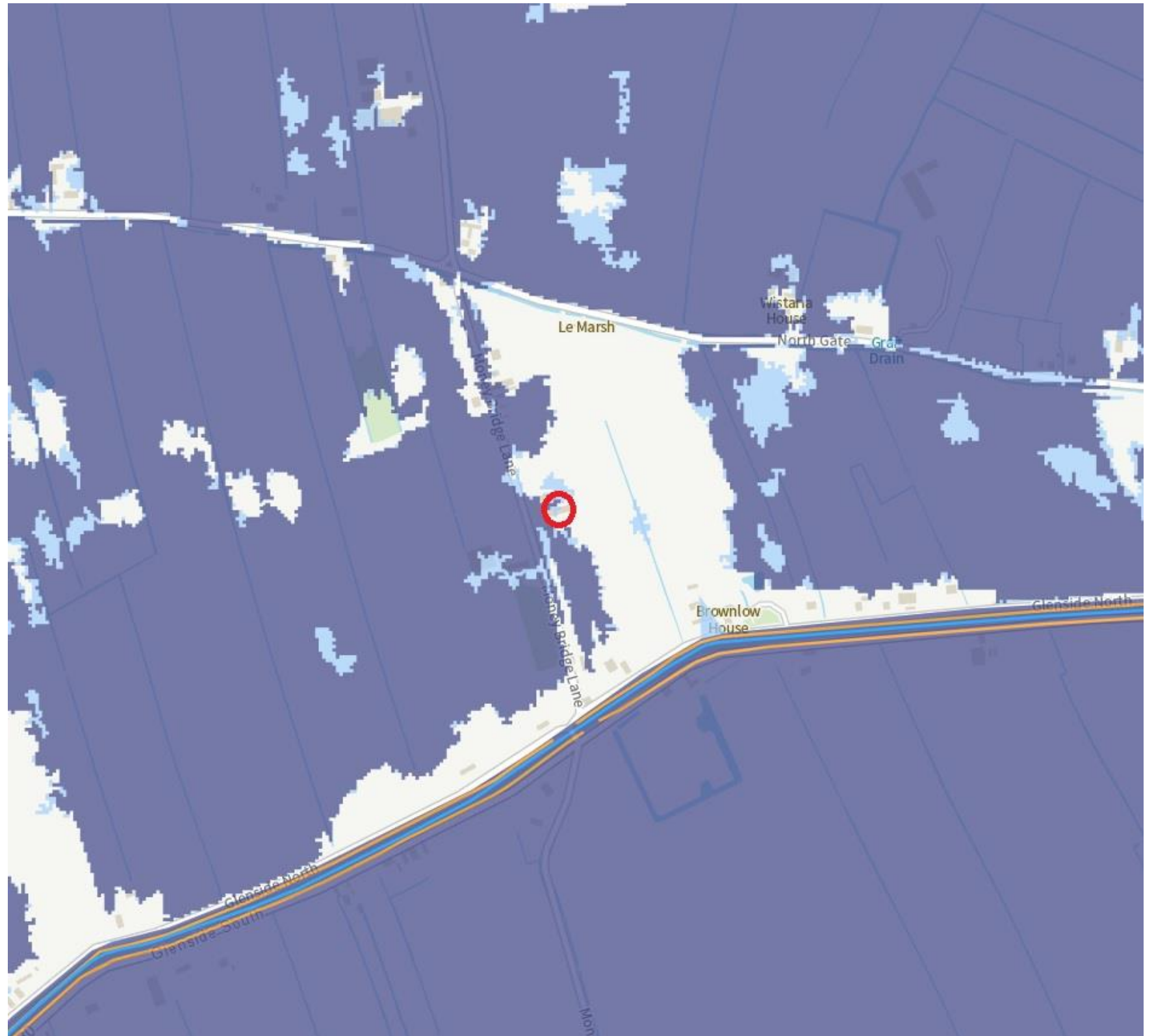
A residential use would not create any significant noise, and it would be inherently acceptable close to other residential properties. In addition, the site is not close to any significant sources of noise, and so there are no material issues in this regard. It is also proposed that the building would be fitted with modern double glazing, which would reduce internal noise in any case.

2.5 Contamination Risks on the Site

We do not know of any contamination risks associated with the application site. The site clearly has a well established agricultural use, and the buildings in question were used for accommodating livestock and machinery. There is no reason to suspect this would have lead to contamination of the land. However, if the Council take a different view of the matter, it can be addressed through planning conditions requiring further investigations, and it would still not be a reason for refusal.

2.6 Flood Risks on the Site

The application site is within Flood Zone 1 and the Environment Agency's mapping shows that it is not at risk of flooding from any source, including surface water. There are no known flood risks of any concern relating to this site.



Environment Agency Flood Map - Site in Flood Zone 1 Highlighted in Red

3.0 Proposed Development

3.1 Use

The scheme will be a dwellinghouse.

3.2 Amount

The proposals consist of one larger home in accordance with the General Permitted Development Order requirements.

3.3 Layout

The proposed layout of dwellinghouse is designed to provide a light, open family home taking advantage where possible of retained features within the converted barn.

3.4 Scale

The proposals consist of a single storey building.

3.5 Landscaping

Landscaping outside of the building footprint does not form part of these proposals. However, where possible all existing landscape features that are not self-sewn will be retained.

3.6 Amenity Space

The new home will be provided with a significant garden which will allow for general amenity space to the occupiers.

3.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the development fits well within the context of a rural converted barn. The proposed materials reflect the barns evolution over time and where possible these are interpreted in a modern context.



Extract From Site Layout Showing the Position of the Barn on the Site

3.8 Access

The principle access to the site is by way of an existing access off Money Bridge Lane.

Access to the principle entrance of the home will be provided with a level threshold.

3.9 Waste

The dwellinghouse will be provided with internal bins for household refuse and recycling. Once these bins are full the occupants will empty them into external bins and place the sacks at the kerbside for collection by the Local Authority on collection day.



South Elevation

4.0 Conclusions

This proposal for the Prior Approval of the conversion of a barn is entirely in accordance with the General Permitted Development Order. We believe that the building can be converted to form a dwellinghouse and as such, we respectfully request that prior approval should be granted for the proposal.

