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PRE PLANNING APPLICATION REGARDING THE REMOVAL OF A POLYTUNNEL AND REPLACING it WITH A STEEL FRAMED AND CLAD BARN
at
88 TOWN DROVE. QUADRING. SOUTH LINCOLNSHIRE. PE11 4QN

SITE LOCATION AND ASSESSMENT OF SITE AND SURROUNDING BUILDINGS
The site is situated on the very Western edge of the village of Quadring and is the home of the applicants Mr & Mrs Lewis.

The site is approximately 700 metres away from the nominal centre of the village with the White Hart Public House and the Post Office as its focal point.

Town Drove is a public adopted highway that leads to The Fens to the West and the village centre to the East.

The existing dwelling is of modern construction utilising clay bricks for the façade and completed with a concrete tiled roof.
It would appear its construction is from the middle to latter part of the last century

To the North, South and West are arable fields and to the East are residential dwellings that form a ribbon development.
This property is the last one in that row of dwellings.
Beyond that is open countryside.

The site is not located within any 'Areas of special interest' or Conservation Areas.

The overall area of the land the dwelling sits on is approximately 550m².
The field to the side and rear, which belongs to the applicants, amounts to an area of approximately 1900m².

The site including the field to the rear is mainly flat.
The field is bounded on all sides by dykes.

The foregoing is a description of the existing environment relating to the site.

DESIGN AND USE

The building is traditional in design, when considering modern barns, and has utilised a rectangular shape which is based on the footprint of the existing polytunnel that it has found has not been suitable for purpose.

In this case the purpose would be for a barn to store hay for animal feed.
It would not be used to house livestock.

There would be no business carried on here other than storage of hay or farm vehicles in connection with the applicants business, so the use would be purely agricultural.

The applicant has a current herd of 70 sheep which is kept on 25 acres of grazing land locally to Quadring.
Here the sheep reside throughout the year.
The 5 acres of land to the rear of the applicants dwelling is laid down to grass and is kept solely to provide a crop(s) of hay for the benefit of the sheep.

Currently the hay is stored within the polytunnel but the structure has proved less than adequate and the ideal solution is to build a steel frame and clad barn on the footprint of the polytunnel.

In this instance it keeps the barn close to the applicants dwelling and near to the roads edge where access and egress can be easily accommodated.
The front of the barn is also behind the existing residential accommodations building line and will be 25 metres from the public road edge.

The barn would have a plan dimension of 18000 x 12000 and with a height at the eaves of 4400.
The roof pitch would be 6 degrees making a ridge height of 5300.

The side of the building could be screened using a line of trees native to this area of the fens if Hopefully this wouldn't be necessary as the proposals are in near open countryside and buildings of this nature are common and form what could be considered a natural part of the landscape.

The proposed barn would be constructed of corrugated and plastic coated steel that gives the building an inconsequential appearance and has the overall feeling of an outbuilding.
By using these materials a complete contrast to those around it is achieved.