

Planning & Design Statement

Conversion of buildings

Birds Drove, Surfleet, Lincolnshire PE11 4BE.



SITE DESCRIPTION

This site is located at the western end of Birds Drove and is fairly well hidden away behind an overgrown road frontage. The buildings are former agricultural and nursery buildings that were previously used in association with the small holding.

This small complex of buildings includes 5 separate structures that we describe as :

1. A pitched roof tractor shed at the front,
2. A lean-to implement store (sandwiched between the tractor shed & workshop)
3. A workshop / stables / store building
4. A 2-bay cart hovel
5. A potting shed



To the east of the buildings is a dwelling house and to the west over the boundary is the farmhouse 'Fairview'.

To the rear of the buildings are the dilapidated former greenhouses and the retained farmland further beyond.

The buildings are currently barely accessible, due to large heaps of timber and undergrowth.

SITE PROPOSAL

The proposal is to convert the current building into a single dwelling house, the masonry building will form the main element with a considerate use of the surrounding structures retaining all elevational appearances and thus respecting the former use.

The smaller potting shed at the rear is proposed to be demolished, and the lean-to & tractor shed front elements are proposed to be 60% demolished, therefore retaining the masonry structure as the main extent of the conversion.

The former glasshouses at the rear will become totally cleared & removed to form the rear garden area to this respectful yet neat conversion.

SUPPORTING INFORMATION

In accordance with current planning policy, there are current permitted development rights including the conversion of agricultural buildings to dwelling houses subject to certain criteria.

The building is certainly worthwhile for retention, its of masonry wall construction, and even has the benefit of a full cavity that can be insulated as part of the conversion works.

Some recent permissions within the surrounding South Holland area have seen steel, concrete and timber framed structures (the traditional ‘portal framed shed’) approved under permitted development rights, although here we have something more appropriate of conversion; albeit we have submitted a full planning application rather than an application under the PD rights, and trust that this will be given thorough weight to the application. The PD route only offers a curtilage area equal to twice the footprint of the building and although we are not much different, it seems the most appropriate approach. However, should this jeopardise the application we would consider looking at reducing the curtilage area and utilising the PD application route.

You will see from the Flood risk assessment that the site is suitable, and if the EA require, we are able to lift some sleeping accommodation by provision of a raised floor in part with a stepped access.

Looking at some of the recent application approvals around the area for the conversion of agricultural buildings to dwelling houses, there are some surprising approvals, yet as expected with current policy allowances. The proposal here seems far more suitable than some!

The following case studies should support this application as they provide some good comparable evidence of cases that have obtained either full planning or Permitted development and could possibly be said have less merit than this application site.

CASE STUDY 1 – PLANNING PERMISSION H12-0289-19 – CONVERSION AT LUTTON



CASE STUDY 2 – PLANNING PERMISSION H05-1052-17 – CONVERSION AT FLEET



CASE STUDY 3 – PLANNING PERMISSION H06-0141-18 – CONVERSION AT GEDNEY



CASE STUDY 4 – PLANNING PERMISSION H05-0709-18 – CONVERSION AT FLEET



CASE STUDY 5 – PLANNING PERMISSION H06-0178-20 – CONVERSION IN GEDNEY BROADGATE



CASE STUDY 6 – PLANNING PERMISSION - CONVERSION AT GOREFIELD (FENLAND DC)



CURRENT REQUIREMENT FOR BUILDINGS

The application buildings have been used for storage only in recent years, along with a workshop, and the use is no longer required. The remains of agricultural equipment parts, small implements (roller, potato spinner, harrows, trailer), an old tractor, plant pots & seed trays is all what remained to be stored and all were of obsolete farming and nursery use.

The building would not be suitable for modern nursery or agricultural use.

THE DESIGN PROPOSAL

The buildings are situated well apart from neighbouring dwellings, and can be very easily separated with no adverse affects. The west and front boundaries are already well screened, and a new timber fence and planted boundary will be placed along the east, half way between the house and the buildings, providing several metres of retained garden amenity space for both. Any trees will be proposed to be semi-mature nature, of 4m tall along the eastern boundary.

The design will respect the existing appearance and retain all of the former use characteristics. Openings will remain in the same places, and shall be either reduced in size with obvious blocking up, or shall be retained as 'false openings' (i.e. the current workshop door).

All current materials shall be respected, so where timber cladding exists on the front building, this shall be replicated, the masonry building shall remain with timber doors/windows, and the corrugated tin walls shall again be replicated where present (and the corrugated tin use mirrored on reducing the 2 bay cart hovel openings for instance).

The only material that shall be new is the roof covering, although the current ridge tiles over the workshop are terracotta, therefore the original roof coverings may not be the existing, and may in fact have been a pantile or slate as per the proposed materials.

The openings within the timber structure elements shall be given a modern profile to nicely compliment the retained openings.

All elevational facades will have the same profile / shapes to show understanding of this conversion.

The scale of the building therefore remains unchanged in heights / aspect. The floor area covered by the current buildings equates to some 250sq metres. The proposal equates to approximately 170sq metres, as elements of the structures are proposed to be reduced back.

ACCESS

Access to the site will remain in a similar but increased width entrance to the existing entrance. The new access will be positioned on the right, with a retained access to the existing house on the left, as entering from Bird's Drove.

Visibility remains unchanged, however the front hedgerow will be cut back, maintained and tidied up as part of this approval.



Access view to the west



Access view to the east

CONCLUSION

This is a prime opportunity to convert a former agricultural and nursery building premise, with the workshop and storage provision now not required, and the buildings generally unpractical for the former uses.

The buildings offer a good sized property potential without jeopardising or compromising surrounding properties, and do not impact streetscene, surroundings or the former scale and appearance that they were once originally designed for. All proposed materials used replicate the existing, and the majority of existing structures are retained unaltered for re-use.

It should be noted that the proposal generally meets the criteria of the T&C Planning Order 2015 Part Q PD.

The conversion is sympathetic, and is a prime opportunity under permitted development, although this proposal allows a more robust approach by way of the full planning application process, to allow planning officers approval, although provides significant weight to the justification.

PHOTOGRAPHS



View on workshop



Potting shed



2 bay cart hovel



Stable/store



Lean to implement store & tractor shed



Original stable doors



King post trusses in workshop and stores



Timber cladding to front wall



Western boundary – screened with hedgerows



Current Road frontage



View from rear of site