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**Our ref: 4238-24**

**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING AND GARAGE  
REAR OF 210 NEW ROAD  
SUTTON ST JAMES  
SPALDING  
LINCS  
PE12 9QE**

**FOR**

**S E KING BUILDING CONTRACTORS LTD**



**PLANNING, DESIGN & ACCESS STATEMENT**

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**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING AND GARAGE  
REAR OF 210 NEW ROAD  
SUTTON BRIDGE  
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The application is to acquire Town and Country Planning Permission for demolition of existing barn and rection of one dwelling and garage at rear of 210 New Road, Sutton Bridge, for the benefit of S E King.

The clients acquired Permission under reference H18-1452-24 in October 2024 for conversion of the agricultural barn to a residential dwelling under Prior Approval Class Q, Part 3, Schedule 2 (General Permitted Development) Order 2015.

The site is within Flood Zone 3 of the Environment Agency flood map but the site specific Flood Risk Assessment suggests that the site is developable subject to certain requirements.

**PLANNING PRINCIPLE**

The Court of Appeal in *Mansell v Tonbridge and Malling Bourgh Council* (2017) EWCA Civ 1314 confirmed that development under Class Q under the GDPO is a fallback position ie that is a material consideration for planning applications that permitted development rights under Class Q can be exercised. It confirmed that the fallback position can be given material weight in determining subsequent planning applications.

In order for a fallback position to be realised, the development must be real prospect and it was confirmed for Class Q permitted development rights constitute a real prospect. With this in mind, the development H06-1043-21 is a material planning consideration and should be considered as a fallback position in the consideration of any subsequent applications. On the basis of the above, that 1 dwelling can be developed under H06-1043-21 that the barn in question is not within a Conservation Area of Listed Buildings (which is a requirement of Class Q) the principle of the erection of 1 new dwelling involving the demolition of the existing building is acceptable.

A development of 4 No dwellings following demolition of existing buildings has been granted in South Holland under reference H23-0794-21, therefore the precedent has already been set.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

## **USE**

The current use of the site is agricultural land with an agricultural barn which is to be replaced and the application area changed to domestic as per H18-0452-24.

## **LAYOUT**

The final layout is of a 4 bedroom 2 storey dwelling with garaging which sits on the footprint of the existing barn which is to be replaced with the dwelling. The existing application area allows for parking and garden area, allowing the large paddock to be retained

## **SCALE**

The scale of the development is a 3 bedroom dwelling with garaging which sits on part of the original footprint of the existing barn to be replaced. The footprint of the dwelling is smaller than the original barn. The ground floor area of the barn is 181m<sup>2</sup> and the ground floor area of the dwelling is 152m<sup>2</sup>.

## **LANDSCAPING**

A landscaping scheme is shown with various species of trees and hedgerows to be planted along the boundaries. An Ecology Report is also submitted with measures included.

## **ACCESS**

Access to the whole site will be via an existing access and shared driveway off New Road to the requirements and specification of Lincolnshire County Council Highways Department.

Access to and within the properties to be determined by compliance with Part M of the Building Regulations.

## **EXTERNAL MATERIALS**

Walls – Facing Brickwork in Traditional Farmhouse Blend

– Black Cladding to single storey elements & Oak posts to be used on the garage.

Roof – Slates

Windows & Doors – UPVC & aluminium – Grey

Rainwater Goods – Black

## **FLOOD RISK**

As the site is within Flood Zone 3 of The Environment Agency flood map a site specific Flood Risk Assessment has been provided.

## **ENERGY EFFICIENCY**

Various measures to be incorporated in the designs of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- PV panels to roofs
- Log burners
- Required levels of insulation
- Car charging points

G R Merchant Ltd

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