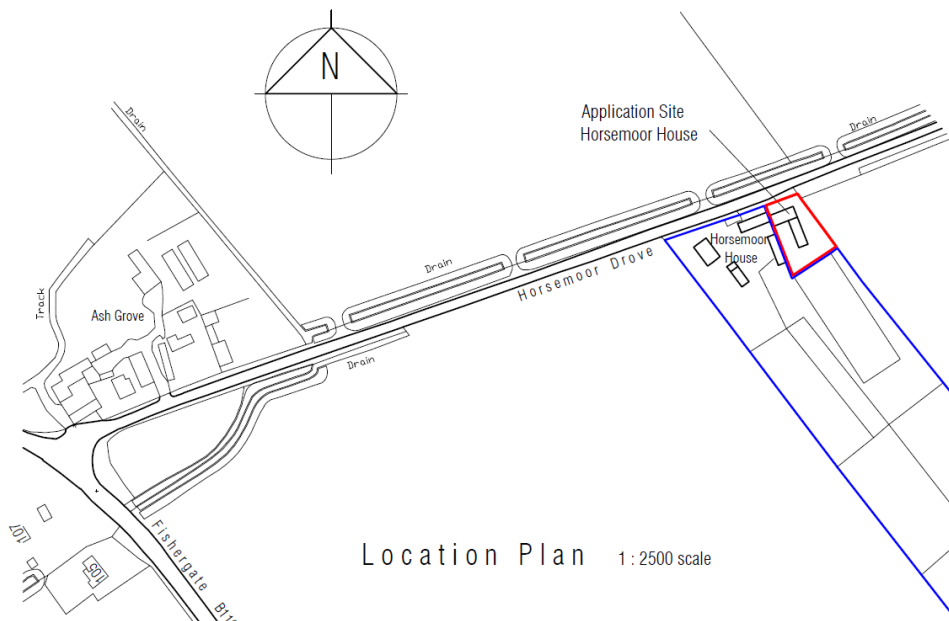


**Proposed Conversion of Existing Outbuildings
to create single dwelling (revised Scheme *)**
Horsemoor House Horsemoor Drove Sutton St James
Spalding PE12 0EY

for Mr. & Mrs. A. Mason



PLANNING STATEMENT

*Extant consent SHDC ref H20-0200-20

August 2022

PROPOSAL

This is a Full Planning Application for the conversion of existing outbuildings / former agricultural buildings adjacent to Horsemoor House, Horsemoor Drove, Sutton St James.

This is a revised scheme of conversion relating to an extant permission granted by South Holland District Council on 22nd May 2020 (LPA ref H20-0200-20) for reasons that are covered within this Planning Statement.

THE SITE

The application site is situated in open countryside just to the north-west of Sutton St James.

The character of the location is typically open agricultural farmland with no near residential dwellings apart from the adjacent Horsemoor House which is the home of the Applicants.

The subject application site has an existing vehicular access onto Horsemoor Drove which is a typical single width public highway with grass verges.

With a revised site area of 0.06 hectares the site contains 2 brick buildings forming an L shape onto a concrete yard with a grassed area to the east of the buildings leading back to the site access.

THE SCHEME

Since obtaining planning consent in 2020 the Applicants and site owners have reviewed the extent of conversion and how it would relate to their existing home and its amenity. The extant scheme incorporated two additional single storey buildings, one of which is detached with the other adjacent to the main storage barn.

This resulted in a somewhat compromised layout for a new dwelling and would certainly have a potential impact on the amenity of Horsemoor House, which is a substantial farmhouse and garden area.

This resultant revised proposal sees the two single storey buildings retained as part of the Horsemoor House curtilage to which they logically relate. Therefore a scheme of conversion has now been designed to make best use of the two storey barn and its adjoining single storey element to create a unique independent dwelling with proportionate private access, parking area and amenity space.

The main barn which has an aspect onto Horsemoor Drove in red brickwork, traditional pitched cut roof and traditionally proportioned openings at ground and first floor has an element of first floor served by two windows – to the opposite gable there is an existing window at high level.

The roof is currently slate to the road facing elevation but ‘temporary’ profile sheeting was previously applied to the rear slope which has helped protect the structure but clearly is inappropriate for retention on such a traditional farm building.

The adjoining single storey building, previously used for storage and stabling, retains some of the original brickwork but again has a metal profile sheet roof and of shallow pitch. The rear (east) elevation of this building is currently rendered but in the interests of the underlying brickwork this is proposed to be removed with appropriate making good to defective brickwork and repointing with lime mortar.

As per the extant scheme this building would have a new pitched roof introduced to be covered with clay pantile and with a ridge height just below eaves height of the main barn to retain the hierarchy and character of these two buildings.

New openings to both buildings are of sympathetic proportion to retain character of the buildings whilst ensuring appropriate levels of daylight and ventilation to the new dwelling.

Modestly proportioned rooflights are proposed to the main barn using conservation style product in black / anthracite grey to blend with the slate roof cover.



Proposed Elevations – revised scheme

To provide separation between the conversion scheme and adjacent residential of Horsemoor House a boundary wall will close off the existing gap using reclaimed brickwork to match the existing buildings.

The L-shaped arrangement of the two converted buildings creates a private courtyard area with garden area extending to the southern boundary. Ample parking is provided along the eastern boundary with a turning area between the front of the building and the screened front boundary. Highways access remains as existing onto Horsemoor Drive.

The eastern boundary is fenced and has mature tree screening extending beyond the southern boundary of the site. The southern boundary of the application is to be defined by traditional timber post and rail fence with mixed native species hedgerow planting to provide appropriate rural screening to the site



Proposed Site Layout – revised scheme

TECHNICAL CONSIDERATIONS

Environmental Protection

It was established during the last application process that the proposal does not present any contamination risk for future occupants of the site and there have been no changes within or adjacent to the site to affect that situation

Flood Risk

The extant permission incorporated flood protection measures to include finished floor levels at 300mm above existing ground level, demountable flood defences incorporated within external opening to 500mm above finished floor level, and safe refuge for occupants provided at first floor level.

These measures remain compliant with current policies relating to flood risk in the District.

Structural Condition

Structural Engineer Assessment has previously established that the buildings are suitable for conversion. As mentioned previously the buildings remain in an identical condition to that evidenced in 2015.

Highways

The site has an existing vehicular access from the public highway and no objections were raised previously. Refuse collection from the single property will be available from the site curtilage in accordance with SHDC Refuse Policy.

Foul drainage –

A private Package Treatment Plant is appropriate in this rural location with ample area available for the infiltration of treated outfall into the ground.

Installation will be in accordance with all relevant Statutory Approvals and specifications.

Surface Water –

The driveway to the dwelling is to be of permeable construction with roof water from the dwelling being directed to proprietary soakaways.

CONCLUSION

The applicants have owned the property since 2007 and from a sensible review of these outbuildings and their relationship to the main farmhouse the resultant scheme proposes a reduced, yet spacious, conversion making best use of the buildings themselves and the defined residential curtilage with no detrimental effect on either the existing dwelling or the adjacent open countryside

For these reasons it is considered that this application is actually an enhancement over the extant scheme and represents a very straightforward application for the Local Planning Authority to approve