



DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT INVOLVING THE
DEMOLITION OF EXISTING AGRICULTURAL
BUILDING WITH CLASS Q APPROVAL**

AT

**LAND ADJ. THE BARN
HOLLY COTTAGE
OLD FEN DIKE
SUTTON ST JAMES
PE12 0HE**

FOR

MR & MRS THOMPSON

Job No. SE-2123

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1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for a replacement dwelling involving the demolition of an existing agricultural building with Class Q approval and construction of a new agricultural styled dwelling with associated external works. The application site is located within land adjacent Holly Cottage, Old Fen Dike, Sutton St James.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located within land adjacent to Holly Cottage, Old Fen Dike, Sutton St James. The surrounding area to the proposal is made up of a mixture of residential dwellings and agricultural land. The closest building to the proposal is a dwelling, Holly Cottage, which is in the applicant's ownership.

The site is positioned within Flood Zone 3 of the Environment Agency Flood Maps for Planning and as such, a flood risk report will be submitted to support the application.



Figure 1: Aerial photograph – Google Maps

2.2 HISTORY

- H20-0124-24: Conversion of barn into single residential unit – Approved.
- H20-0686-08: Proposed detached double garage – Approved.
- H20-0897-00: Proposed first floor extension and alterations – Approved.
- H20-0744-00: Erection of stable block (part retrospective) and a hay store – Approved.

Prior approval under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 was granted under the above reference number. The proposal was to change the use of the existing building on site from agricultural to a single dwelling house through conversion.

2.3 BACKGROUND

The existing agricultural barn in question benefits from Class Q permitted development rights to be converted into a single dwelling house. (reference H20-0124-24). This constitutes a fall-back position whereby the principle of residential development exists and this is a material planning consideration in any future planning submission.

2.4 PROPOSAL

Following the approval of H20-0124-24, the proposal seeks permission for the demolition of the existing barn and the erection of a new dwelling in the adjacent field, owned by the applicant. The parcel of land proposed to host the new dwelling benefits from an existing access from the highway that the application also seeks to improve and upgrade up to the county council standard.

Undergoing an extensive design process, it was of most importance that the proposal paid homage to the original approval whilst providing a betterment to future occupiers. The residential unit itself has been designed in an L shape and closed off with a garage to form a typical agricultural courtyard. The form of the buildings has been designed to look like a conversion as opposed to a new dwelling. Agricultural materials have been carefully selected, such as metal sheet roof cladding and timber elements to pay homage to the existing agricultural building. Farmyard brickwork has also been chosen as it is very common to find in these types of developments. The single storey element has been designed to purposefully contrast as to look like an extension to an original barn conversion. This has been achieved by contrasting materials and changing the form of the roof structure to stray away from an agricultural building. This provides a visual barrier that aesthetically looks like new and old, despite the dwelling being built at the same time.

Orientation was at the forefront of design and the floor plans have been created that allow for the occupants to make the most of the surrounding views and sun path. Social spaces have been provided with direct sunlight from the south, enhancing the future occupier's well-being and providing a dwelling that a family can move into and grow without having to relocate. Natural light has been maximised throughout the new dwelling, helping minimise the need for artificial lighting and possible future PV panels have been accounted for at this stage. This will future proof the property for decades to come. A timber barn style door has been provided on rollers that allows the occupants to close and open as necessary throughout the various months of the year, whilst improving the agricultural aesthetic from the street scene.

2.5 PRINCIPLE

The Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 confirmed that development under Class Q of the GDPO is a fallback position ie that it 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 that Class Q permitted development rights constitute a real prospect. With this in mind, the development approved under H20-0124-24 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, the single dwelling can be developed under H23-594-20 and that the barn in question are not within a Conservation Area or Listed Buildings (which is a requirement of Class Q) the principle of the erection of a new dwelling involving the demolition of existing building is acceptable.

2.6 FLOOD RISK

The site in question resides within flood zone 3 of the Environment Agency Flood Maps for Planning and as such, a Flood Risk Assessment accompanies the application.

Section 14 of the NPPF requires a Sequential approach, directing new development to areas at lowest risk of flooding before land at higher risk is considered. The application site is on land at highest risk of flooding but as the scheme is to effectively replace an existing unit of residential accommodation, there is no alternative land available. Accordingly the Sequential Test is passed.

Upon passing the Sequential Test, the Exception Test must be addressed. This requires that a) the development is safe for its lifetime without increasing the risk of flooding elsewhere and b) it presents a wider sustainability benefit to the community which outweighs flood risk.

With regards to point a) the proposal is accompanied by a Flood Risk Assessment which demonstrates that the scheme is technically safe from flooding. With regards to point b) the demolition and rebuild of the property presents an opportunity to provide flood resilience measures which may not have previously been achievable if the scheme was for a conversion only. In view of the above the Exception Test is passed and the proposal therefore complies with Section 14 of the NPPF.

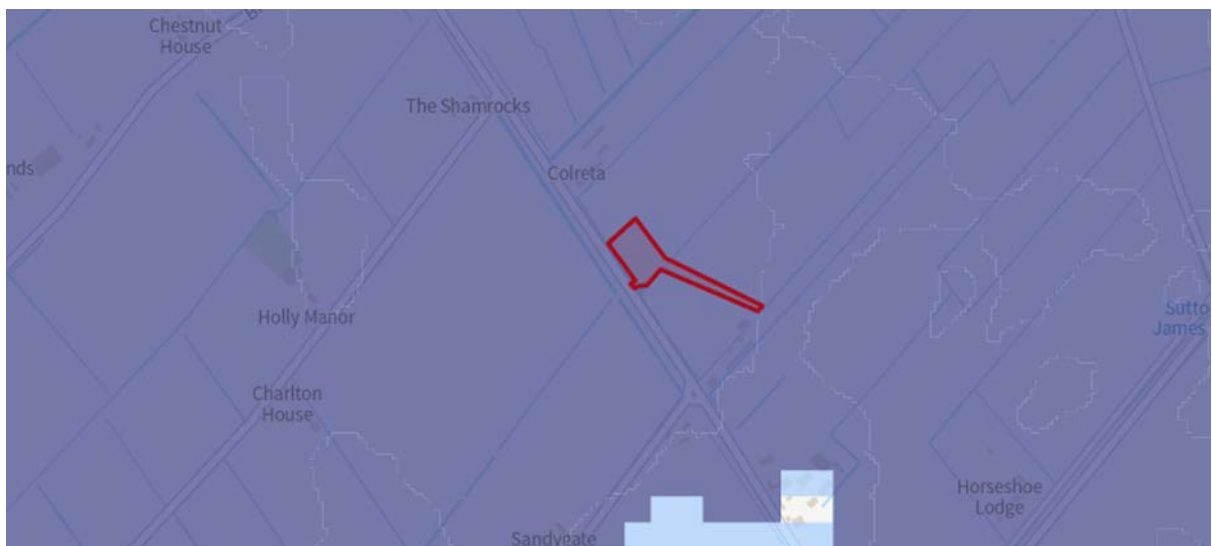


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for the erection of a single dwelling involving the demolition of the existing agricultural building. Given the fallback position of H20-0124-24, the proposed use and number of units is acceptable. The proposal is deemed a betterment to the existing approval and will enhance the local area, providing a family with permanent residency and a place to grow rather than move out of the area with an expanding family.

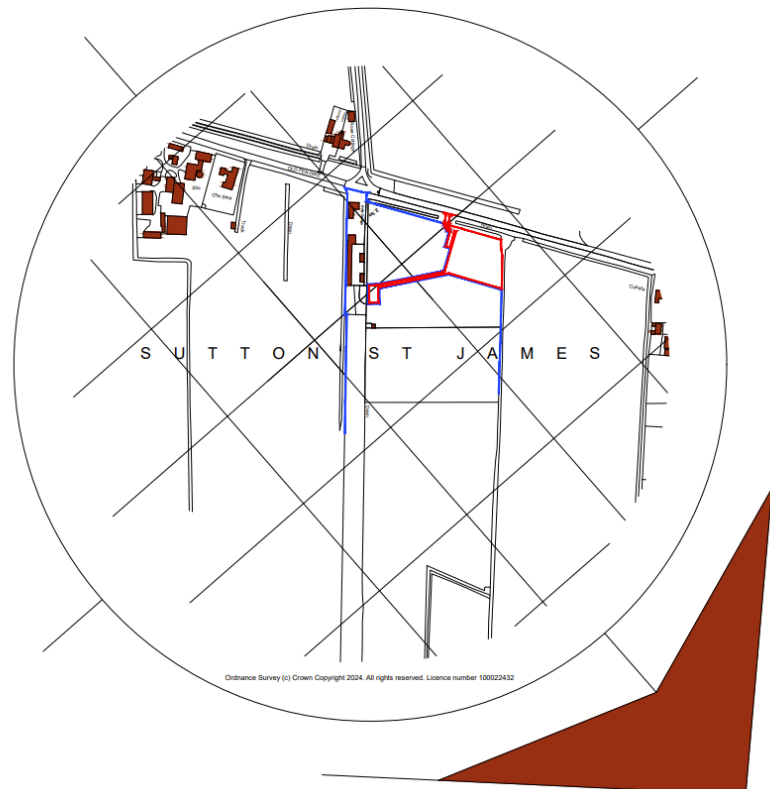


Figure 3: Location Plan

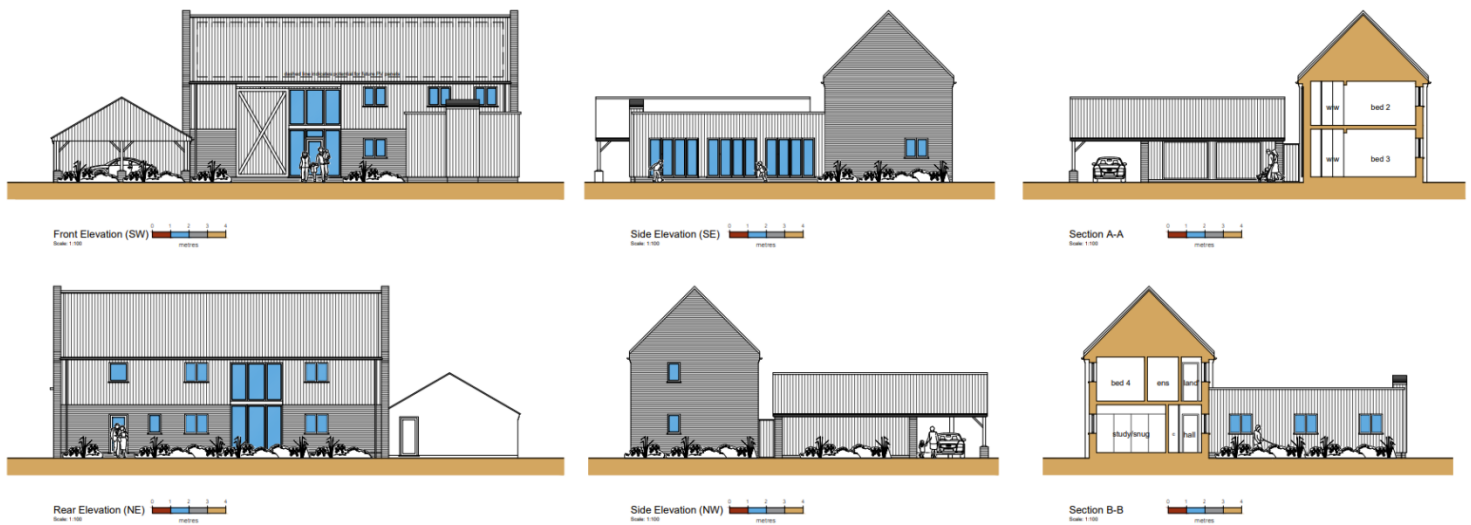


Figure 5: Elevations & Sections

3.3 LANDSCAPING

The proposal includes landscaping as indicated on the attached plans which will enhance the biodiversity of the site, provide a net gain and enhance the future occupier's well-being on site, all whilst looking visually more attractive to the street scene.

3.4 SITE SPECIFIC

Access to the dwelling will be via the existing access point from the highway and is proposed to be upgraded to county council standards. The approved Class Q application was for a single dwellinghouse and as this application is for the same number of dwellings, it is considered acceptable as the additional vehicular movements have already been established as coming from the highway. The access is existing, and as such, is deemed acceptable at present.

Three sheltered parking spaces have been provided with ample room on the proposed driveway to host emergency vehicles, delivery vehicles and visitors.