



**G R MERCHANT LTD**  
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews  
12A Park Road, Holbeach  
Spalding, Lincolnshire. PE12 7EE  
**Telephone:** 01406 490800  
**E-Mail:** [gr.merchant@btconnect.com](mailto:gr.merchant@btconnect.com)  
**Web:** [www.grmerchantltd.com](http://www.grmerchantltd.com)

**Our ref: 4273-24**

**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING  
IVY HOUSE FARM  
SUTTON ROAD  
SUTTON ST JAMES  
SPALDING  
LINCS  
PE12 0HU**

**FOR**

**MR ROFFE**



**PLANNING, DESIGN & ACCESS STATEMENT**

VAT No: 552 6200 69  
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

**DEMOLITION OF EXISTING COW BARN & ERECTION OF ONE DWELLING  
IVY HOUSE FARM  
SUTTON ROAD  
SUTTON ST JAMES  
SPALDING  
LINCS  
PE12 0HU**

The application is to acquire Town and Country Planning Permission for demolition of existing barn and erection of a single dwelling at Ivy House Farm, Sutton Road, Sutton St James for the benefit of Mr Roffe.

The client acquired Permission under reference H20-0833-24 in November 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 Borough 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 agricultural barns, The main barn is to be replaced, and the application area changed to domestic as per the planning application drawings. Originally a farm cottage was located on this site, unfortunately had to be pulled down many years ago.

## **LAYOUT AND DESIGN**

The final layout is of a 4 bedroom 2 storey dwelling which sits on the rear half footprint of the existing barn which is to be replaced with the dwelling. The existing application area allows for parking and garden area, allowing for the dwelling to sit back from the busy road and good access and egress maintained for the working farm vehicles.

The design of this dwelling has been inspired by the dwelling to the North of the site, which is an early 20<sup>th</sup> century farmhouse. This dwelling has sliding sash windows to the front elevation, and a single frontage door centred on the principal elevation. The dwelling sits back from the road.

More recently a replacement dwelling has been built within the last 20-25 years which again is a modern version of the original farmhouse opposite. This dwelling can be seen from the site looking East. The application dwelling has taken design inspiration from these two dwellings which sit in an agricultural and rural location.

## **SCALE**

The scale of the development is a 4 bedroom 2 storey dwelling which sits behind 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 283m<sup>2</sup> and the ground floor area of the dwelling is 112m<sup>2</sup>.

## **LANDSCAPING**

A landscaping scheme is shown on the planning application drawings. The site allows for tree and hedgerow planting keeping the views on all sides of the dwelling.

## **ACCESS**

Access to the whole site will be via an existing access and driveway which is to be up-graded 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**

**To be conditioned however the general appearance will be:-**

Walls – Facing Brickwork

Roof – Slates

Windows & Doors – UPVC & aluminium

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 pump
- PV panels to roofs
- Log burners
- Required levels of insulation
- Car charging point

G R Merchant Ltd

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