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Our ref: 4252-24

DEMOLITION OF EXISTING BARNS & ERECTION OF 2 NO DWELLINGS
CHILDERS
26 HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6UA

FOR

MR & MRS M SEYMOUR



PLANNING, DESIGN & ACCESS STATEMENT

Ref: 4252-24

DEMOLITION OF EXISTING BARNS & ERECTION OF 2 NO. DWELLINGS
CHIKDERS
26 HIGH ROAD
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The application is to acquire Town and Country Planning Permission for demolition of the existing barns and rection of 2 No dwellings at Childers, 26 High Road, Whaplode for the benefit of Mr & Mrs M Seymour.

The clients acquired Permission under reference H23-1048-21 in December 2021 for conversion if the agricultural barns to residential dwellings under Prior Approval Class Q, Part 3, Schedule 2 (General Permitted Development) Order 2015.

The clients also acquired Permission under reference H23-1069-23 in January 2024 for a new access and change of use from agricultural land to domestic.

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 agricultural barns which will be replaced and the application area changed to domestic. The existing caravan storage business will remain and access off the new roadway approved under H23-1069-23.

LAYOUT

The final layout is of 2/3 & 4 bedroom dwellings which sit on the footprint of the existing barns which is to be replaced with the dwellings. The existing application area allows for large parking and garden areas to keep the feel of the existing barns.

SCALE

The scale of the development is 2/3 & 4 bedroom dwellings which sits on the similar footprints of the existing barns to be replaced. The footprint of the dwellings is smaller than the original barns. The ground floor area of the large barn is 140m2 and the ground floor area of Plot 1 dwelling is 107m2. The ground floor area of the single storey barn is 134m2 and the ground floor area of Plot 2 dwelling is 104m2.

LANDSCAPING & ECOLOGY

An extensive landscaping scheme is shown with various species or trees and hedgerows to be planted as described in the BNG Report.

ACCESS

Access to the existing dwelling and Plot 1 (4 bedroom dwelling) will be via an existing access and driveway off High Road. The new access approved under H23-1069-23 will serve Plot 2 (2/3 bedroom dwelling) and the existing caravan business.

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

EXTERNAL MATERIALS

To be determined at build stage.

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
- Required levels of insulation
- Car charging points

G R Merchant Ltd
August 2024