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**DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING
HITHER HOLD FARM
FURTHER OLD GATE
WHAPLODE
SPALDING
LINCS
PE12 6SU**

FOR

MR & MRS P PARNELL



PLANNING, DESIGN & ACCESS STATEMENT

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**DEMOLITION OF EXISTING COW BARN & ERECTION OF ONE DWELLING
HITHER HOLD FARM
FURTHER OLD GATE
WHAPLODE
SPALDING
LINCS
PE12 6SU**

The application is to acquire Town and Country Planning Permission for demolition of existing barn and erection of a single dwelling at Hither Hold Farm, Further Old Gate, Whaplode for the benefit of Mr & Mrs Parnell.

The client acquired Permission under reference H23-0893-25 in December 2025 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 similar site of demolition of existing barn and erection of a dwelling has been granted in South Holland under reference H20-1228-25, 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 barn to the North East of the site which has planning permission for conversion along with the barn to the North West of the site are to be demolished and replaced with a dwelling and the application area changed to domestic as per the planning application drawings. The large agricultural barn will remain on site which is situated to the South West of the site.

LAYOUT AND DESIGN

The final layout is of a 5 bedroom 2 storey dwelling which sits on the footprint of the existing barns 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 road for the existing agricultural barn and access to be retained and maintained for the working farm vehicles.

The design of this dwelling has been inspired by the dwellings along Further Old Gate. These dwellings were all farmhouses built in the late 1800's. All these dwellings are two storey and sit back on large plots. The dwelling to the West of the site Hitherhold, is a typical two storey farmhouse which is of a similar scale and design of the new dwelling we have proposed. 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 in 2019 which again is a modern version of a original farmhouse. This was replacement from the only single storey dwelling along Further Old Gate and is a large 5 bedroom dwelling. This dwelling can be seen from the site looking East. The application dwelling has taken design inspiration from these dwellings which sit in an agricultural and rural location.

SCALE

The scale of the development is a 5 bedroom 2 storey dwelling which on 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 115m² and the ground floor area of the dwelling is 135m². This is still under the 40% floor space for a replacement.

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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