SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED DWELLINGS

AT

CARTER'S FARM
OXCROFT BANK
SHEPEAU STOW
SPALDING
LINCS
PE12 0TY

FOR

MR FORD

Job No. SE-2156 **December 2024**

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1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for residential development. The application is for the erection of 2 dwellings comprising of 2 x detached 2-storey dwellings and 2 x double garages involving the demolition of the existing agricultural buildings and follows a Part Q Approval for the conversion of the barn to two dwellings. The application site is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding.

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2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding. The site currently accommodates various agricultural buildings. Access is available from Oxcroft Bank and will be incorporated into the proposal. As a result, vehicular movement will be reduced and can be considered as a highway safety advantage in support of the proposal.

Although the surrounding area is dominated by agricultural farmland, there is a large number of residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary.

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.



Figure 1: Aerial photograph

2.2 HISTORY

H23-1132-23 - Conversion of three agricultural barns into four residential dwellings involving the demolition of a fourth barn – Refused 19/02/2024

H23-0522-24 - Convert 3 agricultural barns into 4 residential dwellings including the demolition of a fourth barn – Refused 21/08/2024

H23-0766-24 - Proposed conversion of existing agricultural building to form 2 new dwellings – Approved 11/11/2024

2.3 BACKGROUND

The building in question benefit from Class Q permitted development rights to be converted into 2 dwelling houses (reference H23-0766-24), it was acknowledged that a fall-back position of residential development exists which is a material planning consideration in any future planning submission.

2.4 PROPOSAL

Following the approval of H23-0766-24, the proposal is for the demolition of the existing barn and the replacement with 2 dwellinghouses. The dwellings will comprise of 2 x 2-storey detached units.

The layout of the dwellings can be seen on the accompanying plans, they will be arranged to the rear of the site with double garages to the front of each plot. It is proposed that the development will have a 'farmstead' appearance, with both plots having a barn conversion style appearance.

The plots will share a new access roughly within the centre of the site, which comes off the existing vehicular access to Oxcroft Bank.

2.5 PRINCIPLE

The proposal is for the erection of 2 dwellings involving the demolition of the existing agricultural buildings. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing building to form 2 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

2.6 FLOOD RISK

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.

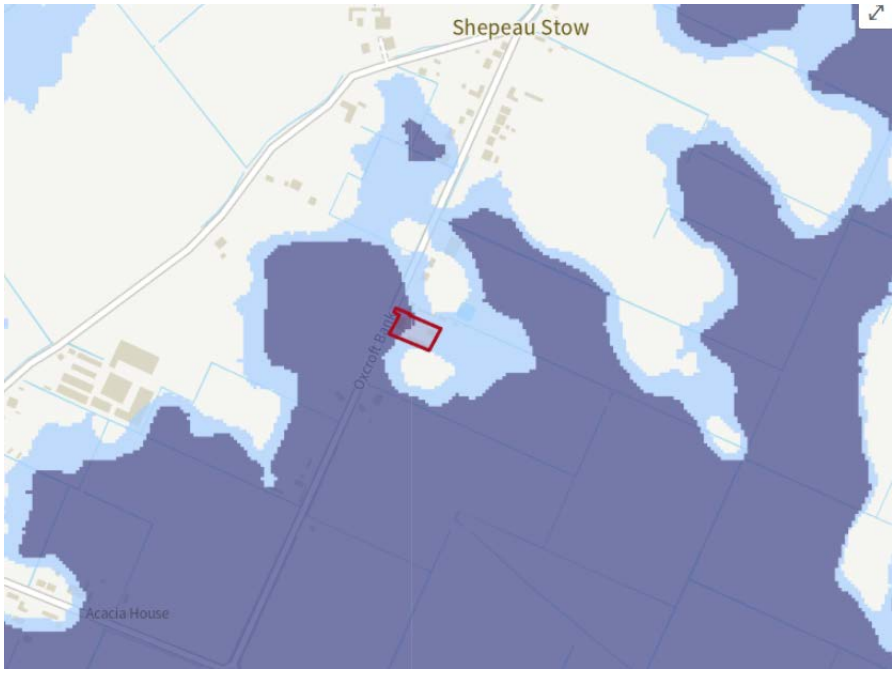


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The land is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding.

Although the surrounding area is dominated by agricultural farmland, there are several residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary.

The existing use of the site is agricultural and the proposed use is residential with an agricultural feel.

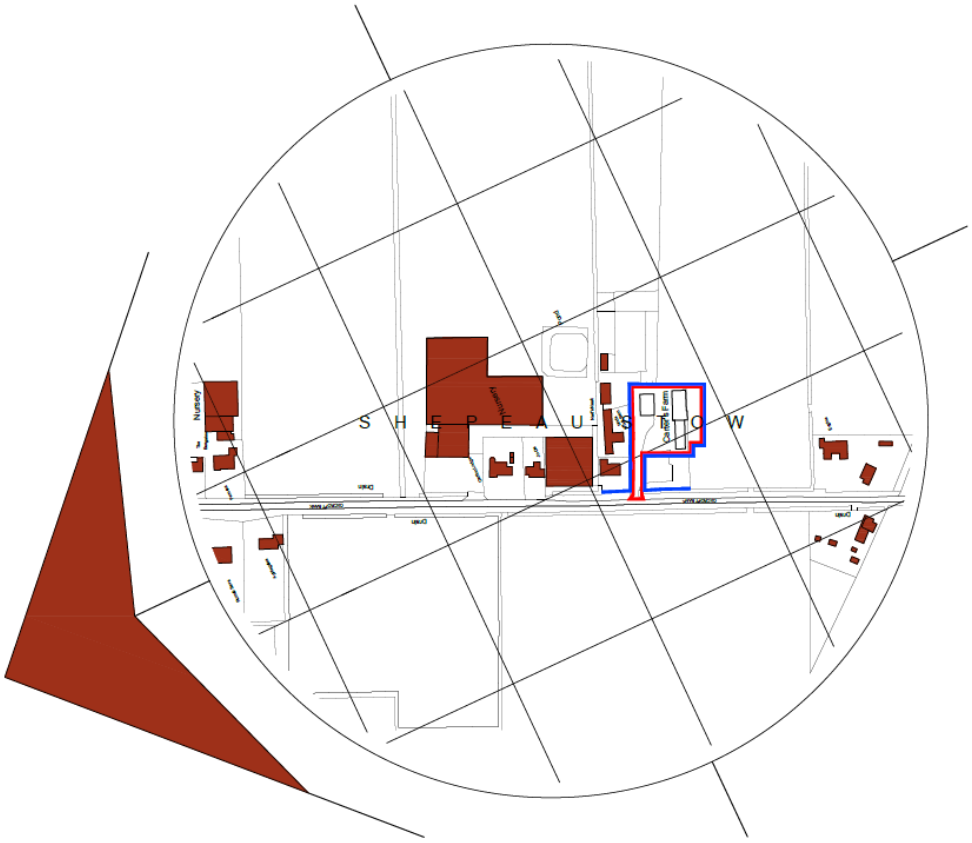


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The plots are designed to have the appearance of barn conversions and therefore have been arranged in a more tandem manner, which allows for a traditional courtyard setting. The 2 dwellings have been designed to have a farmstead appearance. This is considered to be visually appropriate given the rural location.

All primary first floor windows will be positioned front and back within the dwellings and as such no overlooking or loss of privacy towards existing residents or between future residents will occur.

Each dwelling will be provided with its own private garden area and off-road parking in accordance with the adopted parking standards.

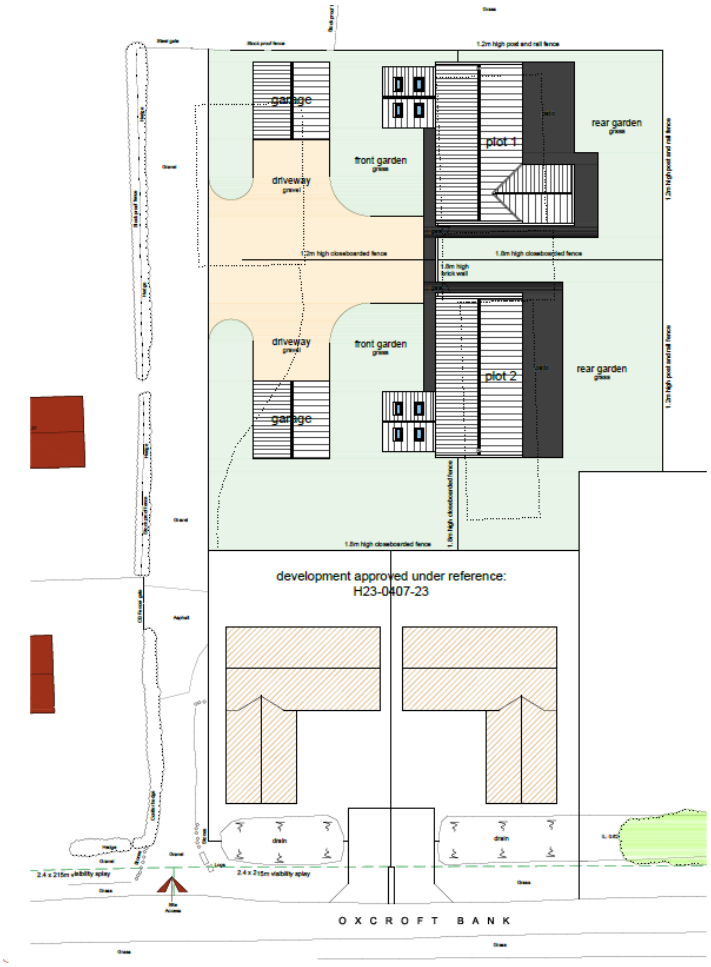


Figure 4: Proposed site plan

3.3 LANDSCAPING

The proposal includes landscaping positioned along the site boundaries which will be to the visual benefit of the future residents and the character of the area, and also providing the landscaping required for the Biodiversity Net Gain calculations which is attached in support of the proposed application.

ACCESS

3.4 LOCATION

The site is located outside of any defined development boundary where there is likely to be a reliance on private modes of transport. However since the site benefits from extant prior approval for two dwellings under Class Q of the GDPO, it is inevitable that there will be two households in this location. The current proposal will have no impact on vehicular movements to and from the site which goes over and above the extant approval on site. Accordingly there are no implications on the locational aspect of the development as far as access is concerned.

3.5 SITE ACCESS

The existing site access will be utilised in this development and upgraded to Lincolnshire County Council specification. Both plots will be provided with at least 4 parking spaces, 2 of which are to be in the garages attached to the plots, and there is scope within the site to enable vehicles to turn so that they enter and exit the site in forward gear.

There is good visibility along Oxcroft Bank and therefore the site can be accessed safely.

4.0 CONCLUSION

The proposal is for the erection of 2 dwellings involving the demolition of the existing agricultural buildings. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing building to form 2 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

The design of the proposal is appropriate to the character of the area and the scale and will result in a more aesthetic development.

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.

It is submitted that the proposal complies with the relevant case law and with Local Plan policies in relation to design, layout, residential amenities and highways. It is therefore respectfully requested that planning permission is granted.