

PW1062_Design and Access Statement April 2020
Supporting a Full application for
Conversion of an Agricultural Barn to a Single Residential Dwelling at
Oaklands Farm, Leavenheath

1.0 Introduction

This application is for revised and additional details to support the change of use of a barn at Oaklands Farm, Leavenheath, to a single residential dwelling. Prior Approval was received in March 2020 confirming that the barn could be converted to a residential dwelling under Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018, reference: DC/20/00166. This full application now clarifies the proposed residential garden area, includes the construction of a cart lodge, and the introduction of a first-floor.

The barn is located on the north-western outskirts of Leavenheath village, on the north side of Heathlands cul-de-sac, as shown in pictures 1 & 2 below, and is part of Oaklands Farm which is situated to the north and east of the barn. The barn is not within a Conservation Area or an AONB, and the barn is not listed.



Picture 1. Aerial view of the barn to be converted to residential in Leavenheath.



Picture 2 – The location of the barn in relation to Leavenheath.

2.0 Purpose of This Report

Peter Wells Architects have been appointed by the owners of the Barn to apply for full planning permission to convert the barn into a single residential dwelling, following prior Approval that the barn can be converted to a dwelling under permitted development. This report should be read in conjunction with drawings PW1062_PL01 & PL02, which show a site location plan, proposed site plan, and floor plans and elevations as existing and as proposed.

3.0 The Existing Building

The existing floor plans and elevations are shown on enclosed drawing PW1062_PL01. The agricultural building comprises of a concrete brick base and corrugated asbestos sheet cladding and roof.

The northern and western boundaries abut open farmland, with Oaklands Farm to the east of the site. Heathlands Road is to the south of the site, with residential housing beyond.

The Class Q application included proposals to convert the barn to form a single 3-bedroom dwelling of approximately 155m².



Picture 3 – The barn in Leavenheath, taken from the south-east



Picture 4 – The barn in Leavenheath from the north-west

4.0 The Proposed Development

Prior to the commencement of the alteration works under Permitted Development, we are submitting this application to cover the following works:

1. Introduction of a new first-floor within the barn
2. Change of use of the land that forms the site of the barn to private garden for the new dwelling
3. Erection of a double cartlodge
4. Alterations to the proposed fenestration

The proposed floor plans and elevations of the new dwelling, the proposed site plan and floor plans/elevations of the proposed cartlodge are all shown on enclosed drawing PW1062_PL02.

4.1 Insertion of a new first-floor

The revised proposal is to convert the barn into a four-bedroom residential dwelling. A new first-floor will be inserted into this building to provide bedroom/bathroom accommodation, the ground floor will then be used as the main living/kitchen/dining accommodation with a separate pantry and boot room. The construction of a new first floor and reconfiguration of the ground floor will involve a change to the proposed fenestration and the insertion of some high-level windows. The result will be a four-bedroom dwelling of approximately 303m².

4.2 Curtilage of the New Dwelling

The area of land that requires change of use from agricultural land to residential garden is indicated on the enclosed site plan. The garden incorporates a driveway/parking area, grassed areas, and paved area adjacent to the dwelling.

4.3 Proposed Cartlodge

The proposal includes the erection of a double cartlodge to be used in conjunction with the dwelling. The cartlodge will be constructed with black timber weather-boarded walls with a natural slate roof. The cartlodge will be located to the south-east corner of the barn, as shown on the site plan.

4.4 Alterations to fenestration

Due to the insertion of the first-floor and the rearranging of the internal layout, the number and locations of windows and doors has altered from the Class Q approved plans/elevations.

4.5 Design

The design of the proposed dwelling retains the agricultural appearance. The proposal is for horizontal cedar boarding to the walls at ground floor level, vertical cedar cladding with overlap at first floor level, and a standing seam zinc roof. The windows and doors will be PPC aluminium frames, colour: dark grey.

4.6 Level Access

The new layout of access, parking and paving to the entrances of the new dwelling will be level and will be in accordance with current Building Regulations Part M. There is an accessible W.C. on the ground floor, and the general open-plan nature of the ground floor rooms would aid people with limited mobility.

5.0 Planning Issues

5.1 Transport and Highways – The site has an existing access point from the adjacent road (Heathlands). The barn is located at the eastern end of Heathlands which is a cul-de-sac and therefore has little traffic passing the access. It is proposed that a formal vehicular access/driveway will be constructed in this location which has good visibility – see pictures 5 & 6 below. This was approved by Highways under the Class Q application, with a condition relating to the upgrading of the access. The dwelling will have sufficient parking space including a double cartlodge, and vehicles will be able to

turn around on site, and exit onto the road in forward gear. The proposed plan also now incorporates a bin storage area and bin presentation area. Cycles can be stored within the cartlodge.



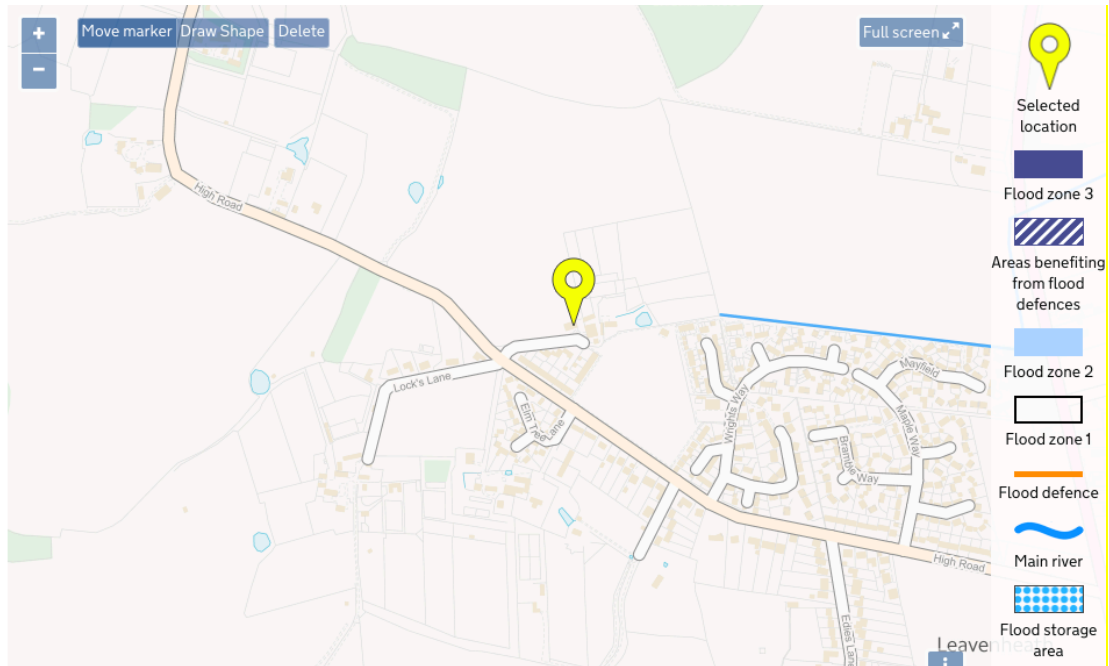
Picture 5 – View of the existing access onto Heathlands looking east



Picture 6 – View of the existing access onto Heathlands looking west

5.2 Contamination – A Phase I survey has been carried out by JPC Environmental, and a copy of their report dated January 2020 accompanies this application.

5.3 Flood Risks – The whole site is in a Flood Zone 1 area, and therefore a Flood Risk Assessment has not been carried out – see picture 7 below.



Picture 7 – Extract from the Environment Agency flood map.

6.0 Conclusion

Permission to convert the barn to residential use has already been established under a Permitted Development Class Q application. This full application is therefore to formalise details of the scheme that cannot be confirmed under a Class Q application. These include the garden boundary and the location/siting of a double cartlodge. In addition, the revised proposal is to insert a new first-floor, and this has resulted in changes to the proposed fenestration. The result will be an attractive four-bedroom detached dwelling in the countryside, in keeping with its agricultural surroundings.

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