

Foreword

This application is a re submission of PA20/10992, where the correspondence received, stated the curtilage shown exceeded that deemed to be acceptable under a Part Q application. No other material amendments have occurred as part of the re submission, other than the red line amendment. It should be noted that no other reasons were given for refusal on the previous application.

Introduction

This application seeks to convert the Northern agricultural barn to two C3 dwelling houses, under part Q criteria, in a rural area where housing opportunities are extremely difficult and often unviable economically to suit young adults.

The rural area holds a strong agricultural vernacular and the dwelling will seek to actively maintain this; it will also aim to maintain the material relationship with the other agricultural and existing residential buildings within its immediate context.

Usage

The Barn is currently used predominantly for the storage of agricultural materials and feed, bedding and a range of equipment to maintain the plot and the expanse of agricultural land to the North of the site. There is no evidence of equestrian usage.

The establishment of dwelling houses will aim to provide housing in an area where the housing opportunities are limited and difficult to obtain within a young adult's budget; in an economic climate where it is also expensive to rent and even more so to buy.

Amount

Both dwelling houses will seek to establish accommodation over two floors under part Q criteria, with the accommodation to the roof space proposed through a mezzanine to the Eastern aspect of each unit. The dwelling houses will aim to accommodate up to six persons, with the plan largely configured as a response to both the primary existing openings of the barn and the topography of the immediate plot. Existing access points will also be retained, with an additional door set proposed to the North and South to allow for the creation of an entry sequence to each unit.

Both units proposed accommodation over a GIFA of 108sqm, this figure includes 25sqm of all rooming exceeding 1800mm head height of the mezzanine. The remaining area is proposed as either additional storage to the eaves or voids to let light deeper into the plan. Accounting for all inhabitable area which exceeds the head height parameter, ensures both units also seek the national described space standard.

Layout

The layout is formulated to retain existing opens where possible. In particular the large openings to the Western aspect of both units. Works proposed to take place are to make existing openings good, compliant and allowable for sufficient light and purge ventilation to serve internal rooming's.

Scale

Under Part Q criteria the dwelling will seek to maintain the existing scale of the barn. All additions to the envelope are considered as reasonable measures to ensure that functional dwelling houses can be established. This includes the addition of a thermal line, internal waterproofing strategies and ventilation compliance to create functional and inhabitable rooming's. External retaining is also proposed to ensure private entry to each unit, whilst maintaining adequate private amenity to both dwelling houses.

The existing 'kick' to the Barns Southern Aspect, is proposed to be removed and thus allow for the squaring off of the barn.

Appearance

The existing material pallet largely consists of corrugated metal profile secured in sheets. Under Part Q this pallet will be upheld, with corrugated Metal sheeting as per the existing wall and roof finishes.

Relevant Criteria

Q.1.a Site (Barn A) evidenced to function under agricultural use prior to 20th March 2013.

Q.1. b. Existing area to seek change of use to C3 under 450 sqm.

Q.1.g. External envelope considered to be structurally sound, with no external enlargement to existing footprint proposed.

Q.1.i.i External wall finishes to be retained where possible and agricultural material pallet to remain. New exposed roof elements to introduce new thermal line to ensure functional and compliant dwelling houses.

Access

The existing private highway serving the wider site will allow direct access to both new dwelling houses. Each unit will be accompanied by two off street parking spaces.

Landscaping

Existing Bank and boundary treatments to be retained where allowable, with new boundary elements introduced to split the private amenity of each unit.