

# SUPPORTING STATEMENT

Change of use of barn to a dwelling

Glebe Farm, Burton Pedwardine, Sleaford, NG34 0BX



## CONTENTS

1	Introduction	3
2	The Site & Surroundings	3
3	The Proposal	4
4	Planning Policy	5
5	Conclusions	7

## DOCUMENT HISTORY

1	Planning Application	08.03.2022
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## 1 INTRODUCTION

- 1.1 This Supporting Statement accompanies a full planning application for the conversion of a barn to a dwelling at Glebe Farm in Burton Pedwardine. The proposal also includes the conversion of a detached garage to provide a garden room/office and for the construction of a vehicular access and parking.

## 2 THE SITE & SURROUNDINGS

- 2.1 The application site is located on the southern side of Helpringham Road and close to the centre of Burton Pedwardine village at Grid reference TF 12097 42151 (Figure 1). The buildings are located between Glebe Farm (to the west) and a Grade II listed dwelling known as The Glebe (to the west).



**Figure 1:** Aerial photographs showing the location of the site.

2.2 The barn is constructed from brick and has a traditional clay pantile roof (Figure 2). Internally it is split into four rooms, all of which have solid concrete floors. The garage is constructed from stone and has a slate roof (also visible in Figure 2). The buildings are connected by a stone wall to the northwest (Figure 3).



**Figure 2:** The existing buildings to be converted.



**Figure 3:** The buildings are connected by a stone wall.

### 3 THE PROPOSAL

3.1 The proposal is to convert the brick barn to provide a single 'small' dwelling. Internally there will be one double bedroom, a shower room and an open plan kitchen, dining and living room. The only external alterations involve the installation of new windows within the northern elevation (two of which are original openings which are currently blocked up) and altering the four south facing doors to have windows or new doors (all within the existing opening).

- 3.2 The existing garage will be converted to provide a multi functional garden room/office. The only external alterations will be to fit doors within the existing openings on the north and east elevations.
- 3.3 The proposed dwelling will have a south facing garden which is already defined by existing boundary fences and hedges. The dwelling will have a new dedicated parking space on the eastern side where there already some hard surfacing. The whole site frontage is in the 30mph speed limit and the required 43m visibility splay can be achieved in both directions.

## 4 PLANNING POLICY

- 4.1 Relevant policies within the Central Lincolnshire Local Plan (CLLP) include:

- LP01 Presumption in Favour of Sustainable Development
- LP02 Spatial Strategy and Settlement Hierarchy
- LP13 Accessibility and Transport
- LP17 Landscape, Townscape & Views
- LP25 The Historic Environment
- LP26 Design and Amenity
- LP55 Development in the Countryside

- 4.2 Relevant sections from the National Planning Policy Framework (NPPF) include:

- Section 4 Decision making
- Section 12 Achieving well designed places

- 4.3 There is no neighbourhood plan for Burton Pedwardine.

- 4.4 The material planning considerations in this case are:

- Principle of development
- Visual amenity and Heritage Impact
- Residential amenity
- Highway safety

### PRINCIPLE

- 4.5 Although the proposed site is within the hamlet of Burton Pedwardine, in relation to Policy LP2 of the CLLP it is expected that it will be considered as being in the 'countryside'. In such locations, development is restricted to:

- *that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;*
- *renewable energy generation;*
- *proposals falling under policy LP55; and*
- *to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.*

4.6 In this instance, the proposal falls under the remits of Policy LP55, specifically Part A which deals with the '*re-use and conversion of non-residential buildings for residential use in the countryside*'. The wording of Part A states that where a change of use proposal to residential use requires permission, the proposal will be supported provided that the following criteria are met:

- Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes; and*
- The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features; and*
- The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.*

4.7 In relation to the first point a, due to changes in farming practices the barn is clearly no longer suitable for its original use. It is also considered that due to several constraints (i.e., size, proximity to a dwelling which is also listed) the use of the building for anything other than residential would be either unviable or inappropriate. Therefore, converting the building to residential is the most appropriate reuse.

4.8 In relation to point b, the building is constructed from brick and has a traditional pantile roof. The only changes required will be the installation of new windows and doors, which apart from one window are within existing or previously blocked up openings. As such the building is capable of conversion and the conversion will retain its agricultural character.

4.9 Whilst it is not specifically mentioned in the listing the barn is historically associated with The Glebe as part of the wider original complex and is within the curtilage of the listed building. Therefore, in relation to point c, the barn is of historic merit and worthy of retention.

4.10 Overall, the proposal is considered to accord with the provisions of Policy LP55, and therefore Policy LP2 of the CLLP.

## CHARACTER AND APPEARANCE

- 4.11 The only changes required to convert the barn and the garage will be the installation of new windows and doors, which apart from one window are within existing or previously blocked up openings. Consequently, the conversion is sympathetic, and the historic character of the barn is retained. The proposal would maintain the agricultural nature of the site and the wider setting would not be harmed. As such the proposal accords with the aims of Policy LP26.

## RESIDENTIAL AMENITY

- 4.12 The proposed dwelling is located some distance to the side of The Glebe. Any proposed windows and doors will face away from The Glebe and will predominantly be south facing over the proposed domestic curtilage. As such the proposal will cause no negative impacts on residential amenity. The proposed private amenity space is more than adequate to serve the occupiers of the dwelling. Overall, the proposal accords with the amenity considerations of Policies LP25 and LP26.

## HIGHWAYS SAFETY

- 4.13 The site is located within the village 30mph speed limit. As demonstrated on the submitted drawings, due to the large verges either side of the proposed access the required 2.4 x 43m visibility splay can be achieved in both directions. Accordingly, the proposal is considered to accord with the Policy LP13 of the CLLP.

## 5 CONCLUSIONS

- 5.1 It is considered that the proposal accords with Part A of Policy LP55 as the barn is worthy of retention in terms of historic merit and is capable of conversion without causing harm to its historic character. The proposal will secure the long-term future of the building and accords with all relevant policies with the Local Plan and the NPPF.