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PLANNING PORTAL REF: PP-11306539
PLANNING APPLICATION FOR EXTENSION TO RESIDENTIAL CURTILAGE
(APPROVED UNDER APPLICATION REF: 19/0845), AND ERECTION OF GARAGE
RED HOUSE FARM BARN, RED HOUSE, THE GREEN, WALCOT

STATEMENT ACCOMPANYING PLANNING APPLICATION

A. Introduction

1. This statement accompanies a full application which seeks planning permission for the erection of a garage / car port structure to be used in connection with an approved barn / stable conversion for a dwelling. To facilitate convenient access to the garage and to accommodate the building, it is proposed to enlarge the residential curtilage to be associated with the new dwelling. The modestly extended site is bounded by existing residential curtilage to the north and east, whilst to the south, the extended site is contained within the existing well-defined limits of the land historically associated with the stables /barn. This land already has maintained, domestic characteristics, and there will be no harmful encroachment onto adjoining farmland.
2. The barn range with which these proposals are associated is located within the village of Walcot immediately east of the host property Red House. The proposed garage, which is set on land historically occupied by a pole barn, is discretely located and will suitably complement the adjoining scheme of conversion, by a considered siting and an appropriate design and use of materials.
3. A full planning application is made in this case because the residential curtilage is proposed to be extended. Conditions may reasonably be attached linking the garage and additional land to the occupation and use of the new dwelling.

The site and surroundings

4. The application site is located at Red House, The Green, Walcot. Red House comprises part of Lodge Farm, an extensive arable holding to the west of Walcot. Lodge Farm and farmyard are located on the northern side of the Walcot – Braceby Road, approximately 1km west of the village. The farm complex comprises an extensive range of traditional farm buildings, together with an extensive range of more modern additions. Included within the overall farm holding are a dwelling and barn range in the village of Walcot (Red House Farm).

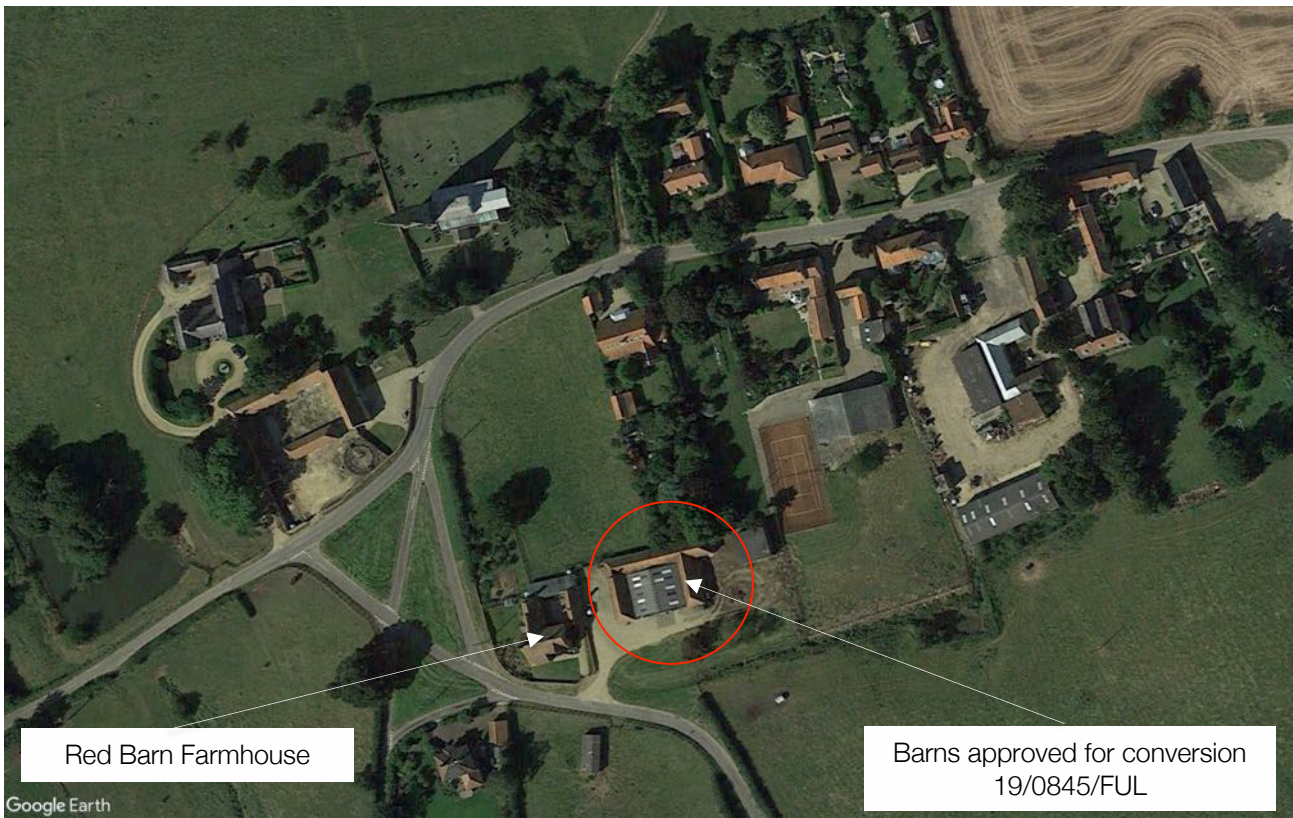


Ordnance Survey extract (not to scale) showing the location of the site



Plan identifying the location of the application site relative to surrounding villages.

5. The site in this case is situated within the overall farm holding and comprises a barn / stable range that historically forms part of Red House Farm in the village of Walcot. The broad location of the site is illustrated on the aerial photograph below. The grouping comprises a farmhouse and associated barn/stable range. These are finished in a complementary estate style, with red brick elevations, rosemary tiled roofs and (in the case of the dwelling) timber fascia and barge-board detailing. The buildings appear to date from the 19th century.
6. The barn range is a single storey grouping with a U-configuration, with the two southward extending arms of the building having a similar scale and projection. Some time after its construction a Dutch barn was inserted into the courtyard defined by the three arms of the building, although this has since been removed. As illustrated in the photograph below, the barns have a high-quality finish and incorporate a large number of existing openings that make the building particularly suitable for residential conversion, with the minimum of physical interventions required.



Overview of the village of Walcot. The barns proposed for conversion are highlighted in red. Since the aerial photograph was taken the Dutch barn that sat inside the traditional brick range has been removed.



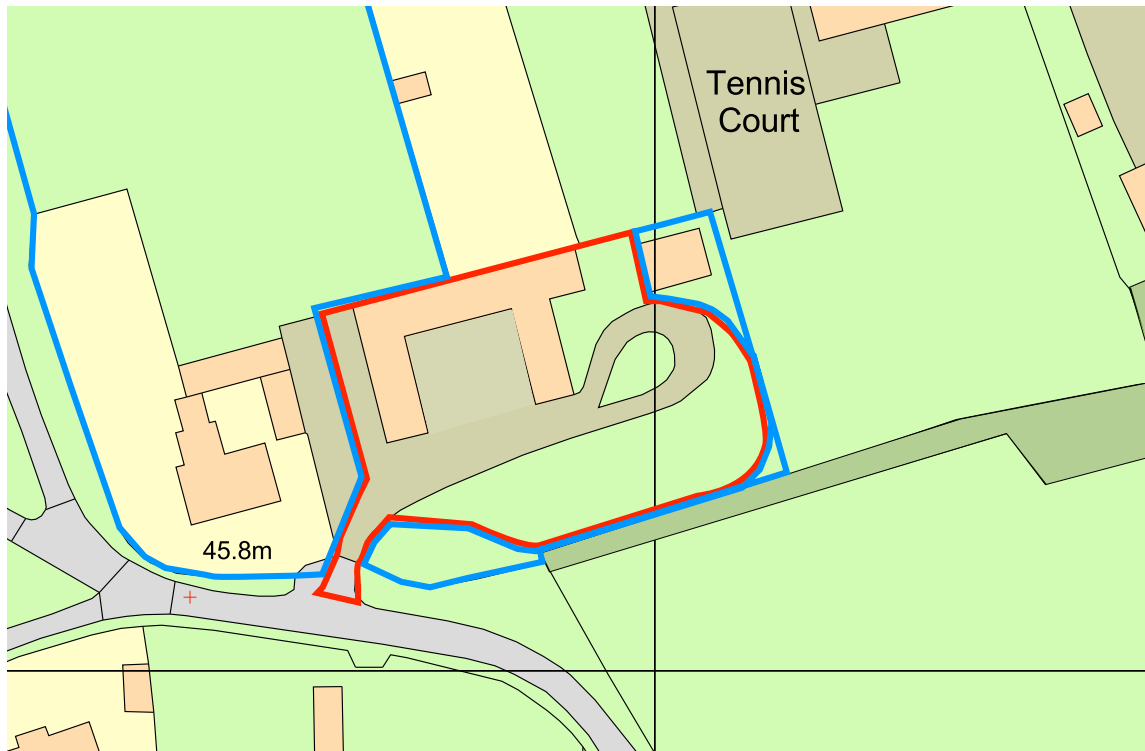
Red House Farmhouse with the buildings proposed for conversion in the background (NB. The central Dutch barn element has been removed).



The barn range viewed from the south. The proposals in this case seek to extend the residential curtilage for the conversion scheme up to the estate railing fencing shown in the foreground. The proposed garage is to be erected on the site occupied by a former pole barn to the rear (east) of the brick barns.

B. The approved development

7. Under planning application ref: 19/0845/FUL, permission has been granted, in September 2019, to convert the barn range to a single 3-bedroomed dwelling unit. The scheme of conversion included the formation of a number of limited new openings in the building, and the enlargement of several existing openings. A number of rooflights are proposed on the north-west (rear) elevation of the building. The existing external dimensions of the building are not changed as a result of the conversion.
8. The extent of the application site is highlighted in red on the approved site location plan below.



Application ref: 19/0845/FUL: The extent of the approved application site is highlighted in red.

9. As illustrated on the plan above, the approved application site excludes a pole barn to the east of the stables / barn range as well as a narrow strip of land to the south of the barns which widens of the south-west of the barns adjoining the site entrance.

C. The proposed development

10. At the time of the application the future usage of the pole barn was unresolved. However, now that the scheme of conversion has been approved for the barns, there is little merit in retaining the pole barn in agricultural use. Access to the building would necessarily pass through the residential curtilage, and continuation of an agricultural usage in proximity to the residential use would be potentially harmful to residential amenity. In the circumstances it is considered preferable to bring this land within the residential curtilage of the approved barn

range, and to use the land in connection with that use. Containing a building, there is clear merit in removing this building and replacing it with a more domestically appropriate structure .

11. The approved scheme of conversion identified the car parking associated with the dwelling to be located in front of the barns and on its eastern side. The erection of a garage structure on the site presently occupied by the pole barn, would remove his parking from the front of the barn range and enhance the overall setting of the building.
12. This area to the east of the barn range, is bounded to the north and east by existing residential curtilages – relating to properties served from Village Street to the north. It falls within the built up part of the village, and incorporation of this land into the curtilage of the property would not extend the envelope of development on the village, or result in any encroachment into the adjoining countryside.
13. As illustrated below, the barn range sits within a well-defined plot of land. That plot is contained by a mixture of estate fencing and hedging to the south, and by hedging to the east and north. The plot is well maintained and has a residential / domestic character, including a number of ornamental trees.



The barn range and the adjoining land to the south, as viewed from the site entrance to the south-west. This illustrates the existing character of the plot. The approved site of 19/0845/FUL on its southern and eastern sides is not defined by an existing site features.

14. Significantly, the residential curtilage associated with approval reference 19/0845/FUL is not defined by any physical boundaries on its eastern and southern sides. It sits within a slightly broader plot, which to the south and

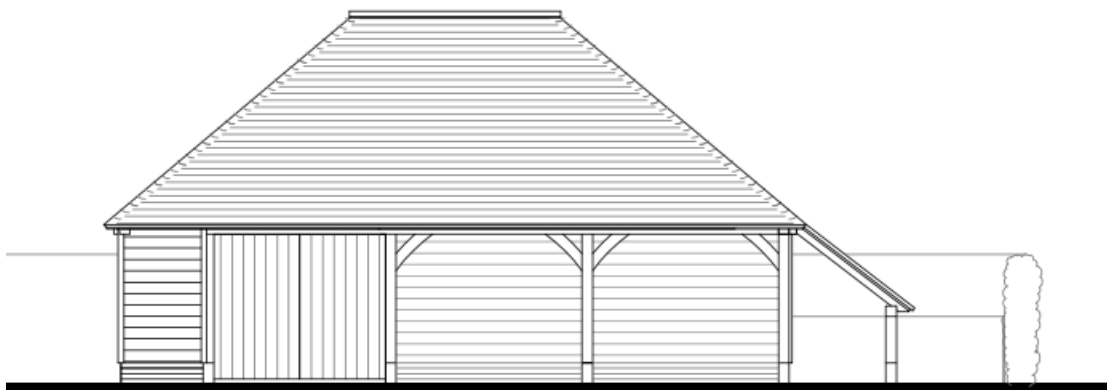
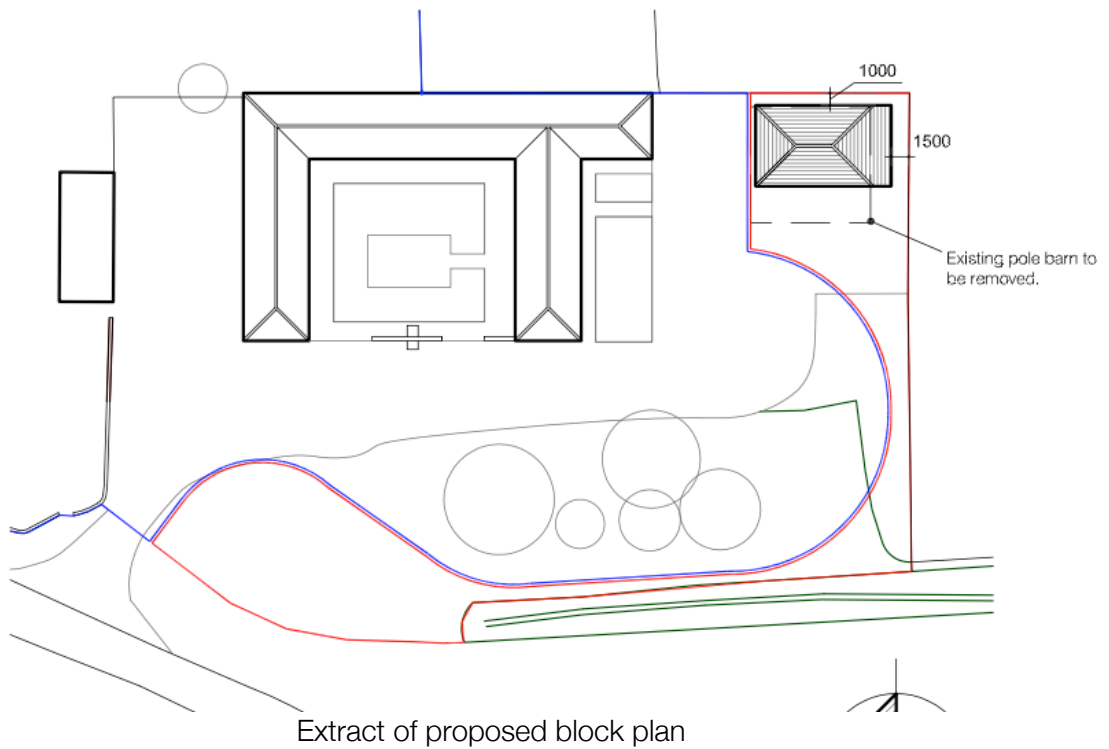
south-west is domestic in character. To the east, the land has a more agricultural, farmyard type character although as noted above, it is contained by residential curtilages on 3 sides. Immediately to the east is a large dwelling recently consented and built under consent ref: 18/1372/FUL.

15. It is considered in this case that there is reasonable scope to extend the residential curtilage of the approved scheme, by incorporating the site of the pole barn to the east and extending up to the established boundary to the south. Having historically contained a building, the eastern area is considered eminently suitable for the erection of a domestic garage type building. Such works will in our view give rise to no material harm to the character and appearance of the area, and conform to relevant development plan policies.



Overview of the application site and its relationship to the approved site and adjoining development

16. The proposals in this case seek planning permission for the change of use of the land highlighted above to residential, use, to be utilised in connection with the dwelling conversion approved under 19/0845/FUL.
17. Also proposed as part of the application is the demolition of the existing pole barn on the eastern portion of the site, and its replacement with a garage / car port structure. The structure, which measures 11.05m wide by 6.6m deep, incorporates a 2-bay open fronted car port and adjoining garage / workshop with side hung timber doors. At the eastern end of the building is an open sided covered log store. The overall structure has a hipped roof form. It is of timber frame construction with dark stained horizontal cladding on a low brick plinth. The roof is to be covered with clay pantiles. The building is to be inset 1m from the northern boundary and 1.5m from the eastern boundary. The structure measures 2.3m to eaves and 5.3m to ridge.



SOUTH ELEVATION

The proposed garage / car port building: Front elevation

D. Planning considerations

- 18. The proposals have two components, the enlargement of the residential curtilage and the erection of a garage on part of this enlarged area.
- 19. The enlargement to the residential curtilage is considered proportionate and logical within its particular context. To the east the enlargement takes the approved residential curtilage up to the boundary with existing adjoining residential development to the south of Laurel Farm. This comprises a relatively new contemporary-style dwelling consented under 18/1372/FUL. In effect, this portion of the site is enclosed on 3-sides by existing residential curtilages. The

incorporation of this parcel within the curtilage of the approved barn conversion scheme is both logical and appropriate. The site presently contains a dilapidated pole barn. Removal of this structure, and its replacement with an appropriately scaled and designed domestic structure will enhance the character and appearance of the locale and the setting of surrounding buildings. Residential use of this portion of the site is consistent with the residential uses that enclose it. Moreover, the change of use will remove potentially disruptive agricultural enclave, the continued use of which could be potentially harmful to surrounding residential amenity.

20. To the south and south west of the barns, the plot already has a domestic type character. There is no physical distinction and no barrier between the application site and the consented site for the barn conversion. It is entirely logical in our view, to extend the site boundary of the residential site up to the existing hedge and railing boundaries. Whilst technically the application site has an existing agricultural use, this southern portion of the site is actually more residential in character and the proposed change of use will not visibly alter the site or the way it functions.
21. Importantly, there is a clear visual distinction between the plot and the surrounding countryside. There is a well-defined established boundary feature between the historic farmyard area and the adjoining agricultural fields to the south. Extension of the residential curtilage up to this boundary will give rise to no material harm and no impact upon the character of the locale or its countryside setting.

E. Policy considerations

22. Planning policies do not directly cater for the type of development proposed in this instance. Whilst Policy LP2 of the Central Lincolnshire Local Plan references support for single dwelling infill type development within the developed footprint of hamlets such as Walcot the policy does not specifically reference other types of development that may be acceptable. The delegated officer report for 19/0845/FUL acknowledges that Walcot is a hamlet in policy terms and thus subject to the provisions of LP2 of the Local Plan and not Policy LP55. As such it is reasonable to conclude, in our view, that the application site in this case forms part of the single developed footprint of the village. It is not, in policy terms part of the countryside.
23. In this context, we can identify no harm that would arise from the change of use. The residential use of the identified area of land will be consistent with the residential uses that surround the site. In broad terms, we can identify no harm that would flow from the change of use. Indeed, by the removal of what is in effect a non-conforming use, there will be some enhancement to adjoining residential amenity. In the same respects, it is considered that the change of use will accord with the provisions of Policy LP1 and LP26 of the Local Plan. It represents an effective and efficient use of land (LP26(a)), respects the site and its surroundings (LP26(c)), retains a tight village nucleus (LP26(e)), retains existing boundary features (LP26(f) and does not negatively impact upon any views of note (LP26(i)). Residential amenity will be enhanced.
24. Likewise, the proposed building is considered to be appropriately designed in its

context, and will suitably complement the character of the host property. The siting of the building is carefully considered and will ensure the removal of a discordant, poor quality agricultural building. The building is of a lesser scale and footprint than the building it replaces. Its position is such that it will have limited visibility from public vantage points. It will not dominate or overwhelm the host structure and will not impede or detract from any notable views into or out of the village. In these respects the proposals are considered to accord with the design considerations set out within Policy LP26 of the Local Plan.

25. The host property is not a listed building, nor is it identified as a non-designated heritage asset. The site is not located in a conservation area. The building does however hold some historic interest as a traditionally styled estate building and forms an attractive grouping with Red House farmhouse. The proposals in this instance, by the removal of the pole barn, and its replacement with a sensitively designed garage building will offer some overall enhancement to the character and setting of these buildings.

F. Conclusions

26. Extension of the residential curtilage in this case can be accommodated without detracting from the character and appearance of the locale. The residential use will be contained within existing well-defined boundaries and will not result in any visible encroachment into the adjoining countryside. The change of use of the eastern portion of the site, in the location of the existing pole barn, will remove a potential non-conforming use from an area that is bounded on three sides by residential properties.
27. The proposed garage building is appropriately designed in its context and will suitably complement the host property in its scale, design and materials.
28. Accordingly, we consider that the proposals are acceptable on their planning merits and should be supported.

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