

Planning Statement



Site:
Manor Farm, Green Lane, Dembleby

Applicant:
Mr & Mrs G Dunn

Prepared by:
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Revision:
A01 – 04 August 2022

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INTRODUCTION

Origin Design Studio Ltd have been appointed by Mr & Mrs G Dunn to prepare a scheme to convert their outbuildings that surround their existing residential dwelling. The property was recently acquired to allow Mrs Dunn to relocate her family back to her childhood area, close to her mother and father in nearby villages. The outbuildings comprise a range of stable bays attached to the house and a detached barn forming part of an enclosed courtyard. All amendments will remain ancillary to the main house.

Mr & Mrs Dunn propose the following 2 improvements:

Attached 'structurally unsafe' stable block - To provide a 'Granny Annex' for the immediate use of Mr Dunn's registered disabled mother. This will enable the family to provide her with the physical and emotional support and care needed.

Detached Barn – This has fallen into significant disrepair and Mr & Mrs Dunn would like to bring back in to use the current dilapidated pool changing room and further convert the rest of the barn from its previous agricultural use to a remote working office for them both and a family activity space which extends the existing pool area's derelict facilities.

This document, supported by the drawing package, sets out the proposed scheme, and the works involved. We will also identify relevant planning policies, National and Local for which the application should be assessed against.

All efforts will be undertaken to reduce any impact to the direct neighbours and Farming community during the works process. The main house has already undergone a series of major refurbishment projects to bring it up to the latest building regulations and structural improvements during which we have made every effort to engage with all affected parties in advance before work any work proceeded. This has meant to date, we have not received a single complaint and we mean to continue this constructive and inclusive dialogue.

PLANNING POLICY & PLANNING HISTORY

NEIGHBOURHOOD PLAN

Dembleby does not currently have an adopted neighbourhood plan. To date the Parish Council are not in the process of preparing a neighbourhood plan.

CENTRAL LINCOLNSHIRE LOCAL PLAN

Policy LP1: Presumption in favour of sustainable development

The districts will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Central Lincolnshire. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy LP2: The Spatial Strategy and Settlement Hierarchy

The application site is classed as a tier 8 'countryside' location given that it does not fall within the developed footprint of any of the settlement types listed in tiers 1-7 of the same policy. Whilst Dembleby itself may be considered a tier 7 hamlet, the site falls outside of the established developed footprint. Therefore, LP55 applies.

Policy LP12: Infrastructure to Support Growth

This development through its support of the existing residential dwelling has access to all services required for use.

Policy LP14: Managing Water Resources and Flood Risk

The site is within Flood zone 1 and is the preferred zone for development. No Flood Risk assessment, sequential or exception test is required.

Policy LP17: Landscape, Townscape and Views

To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements.

Policy LP21: Biodiversity and Geodiversity

This development protects and enhances the network of habitats and species. Through the retention of existing structures, it minimises impacts on biodiversity and geodiversity and seeks to deliver a net gain in biodiversity and geodiversity.

Policy LP25: The Historic Environment

The proposal represents a conversion with additional new features that clearly define the older structures from new additions.

Policy LP26: Design and Amenity

The proposed conversion will have views over the existing internal courtyard, and paddock to the East and therefore will not have any detrimental impact upon neighbouring properties or land, particularly mindful that the structures are already in situ.

Policy LP55: Development in Countryside

The proposal falls under the remits of Policy LP55, specifically Part A which deals with 're-use and conversion of non-residential buildings for residential use in the countryside', the wording for which states 'where a change of use proposal to residential use requires permission, and where the proposal is outside the developed footprint of a settlement listed in the settlement hierarchy, then the proposal will be supported provided that certain criteria are met.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and Wales and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Paragraph 80 refers specifically to new isolated dwellings which is not sought in this application but subsection 'c)' encourages the allowance of development in the re-use of redundant or disused buildings.

Paragraph 120 asks that development of underutilised land and buildings is promoted and supported. The application demonstrates exactly that, a series of outbuildings that are underutilised and can be used (subject to consent) for the increased enjoyment of the existing dwelling.

Paragraph 174 encourages the enhancement of biodiversity through several criterion.

Paragraph 179 encourages the protection and establishment of priority habitats.

Paragraph 190 requires consideration be given to the preservation and retention of historic assets, listed or otherwise.

PLANNING HISTORY

There is no relevant planning history associated with the site.

PERMITTED DEVELOPMENT

Due to the combination of development elements proposed on site, in our judgement, planning permission is required. We suggest that there is a potential for a significant proportion of these works to be undertaken under permitted development rights and this should be considered in the decision-making process, such as Class Q as a legitimate fallback position.

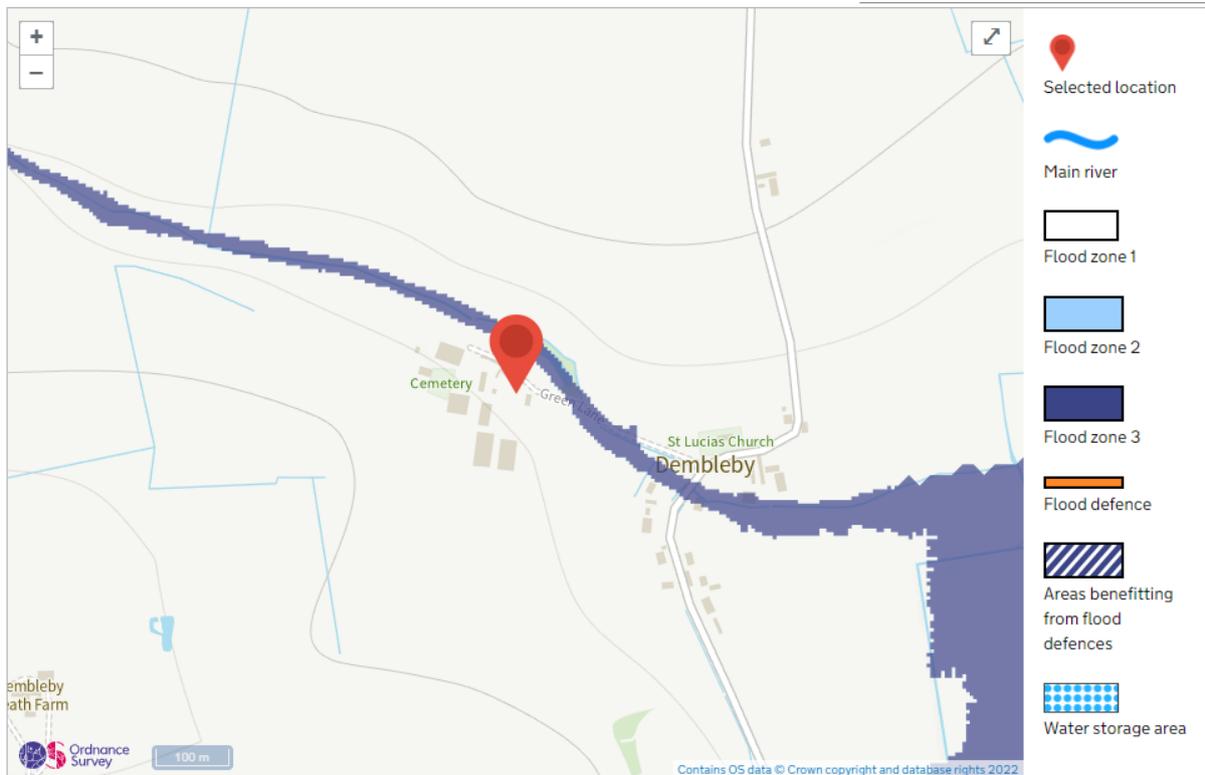
SITE CONTEXT

SITE LOCATION & FEATURES

The site is located south of Green Lane, west of the centre of the village of Dembleby. The existing house is a traditional farmhouse with an attached range of single storey outbuildings along Green Lane. The end of the range comprises a taller, but still single storey timber framed structure. This range forms one side of a courtyard. The detached barn forms the other side. The courtyard is subdivided due to a level change with a currently neglected swimming pool on the upper level and garden and vehicle access on the lower level. The levels are separated by a stone wall.

FLOODING

The site is wholly located within a Flood Zone 1.



The site does not suffer from surface water flooding.



HISTORIC ENVIRONMENT

CONSERVATION AREAS

The site is not located in a conservation area.

LISTED BUILDINGS

The site is not listed. There is a Grade 2 listed church approximately 400m East of the application site, the Church of St. Lucia.

SCHEDULED MONUMENTS

There is a scheduled monument South-West of the application site. The Scheduled monument is the buried remains and graveyard of St. Lucia church.



DESIGN & ACCESS

PROPOSED DEVELOPMENT

The proposed development is the conversion of the surrounding outbuildings for the use and enjoyment of the existing dwelling. The development can be split into two distinct parts the development of the 'Attached Outbuildings' and the 'Barn'.

The 'Attached Outbuildings' are proposed to be developed into a residential annex suitable for accommodating elder members of the family, colloquially referred to as a 'Granny Annex'. The annex has been purposefully designed to cater for disabled access and requirements including, wide doorways and step free access throughout. The Annex is proposed to be connected to the existing dwelling and shall rely on the dwelling for its habitability. The existing house already has electric, water and heating and this development proposes to extend those services and intrinsically link the annex to the main dwelling. In short, the annex cannot function without the house adjoined and providing these essential services.

The 'Attached Outbuildings' are also proposed to include a car port for 2 cars with electric vehicle charging points, a modernised oil tank store, replacing the existing oil tank store and general residential storage. The roof, facing into the courtyard, is proposed to have solar panels installed to contribute to the electrical requirements and overall carbon footprint reduction of the site.

Parking and access to the Annex will be shared with the house, within the courtyard.

The 'Barn' has previously been used in part to support the use of the houses swimming pool by providing changing facilities. This use has fallen into disrepair and as part of the development proposes to reinstate this use. The remainder of the barn is proposed to create a working from home (WFH) office, a ground floor games room, a pool bar, storage and a room incidental to the recreational and working use for the family.

AMOUNT

The proposed development utilises and converts the existing buildings on site. The 'Attached Outbuildings' is constructed from natural stone on the walls on the outer perimeter of the courtyard. The internal facing walls are constructed from brick. The proposed development proposes the demolition of these walls, leaving as much of the existing stone wall as structurally safe and the reconstruction of them in matching stone to the existing walls. The existing roof is proposed to be replaced with new timbers. The roof tiles will be replaced, if enough are in good condition to be reused or new to match existing. Overall, the intent is to be as sympathetic to the current look and feel of the courtyard as it is rebuilt with its past firmly as a design guide.

A small link extension is proposed to effectively connect the narrow range to the taller barn at the end. The link is to be constructed from stone with a parapeted flat roof. The choice to use a parapeted flat roof has certain design advantages, the height is able to be minimised, reducing the intrusion of the new element against the existing.

The placement and scale of the proposed link is on the line of an existing brick wall used previously in conjunction with the historic use of the outbuildings. This existing structure is being extended (in height) and a roof added.

The 'Barn' is capable of conversion and minimal alterations to the external fabric is proposed with only a single new window opening for the office being requested. This window will provide internal views over the courtyard. The other existing openings are being retained as doors and windows.

LAYOUT

The general arrangement of the site will on the whole remain unchanged, the proposed design is focussed on preserving the historic site arrangement, preserving the good quality existing features and enhancing the overall arrangement.

SCALE

The proposed scale is preserved in both elements, single storey through the 'Attached Outbuildings' and two storeys in the 'Barn'.

The proposed link development is single storey and does not exceed the existing structures in height. The scale of the link is dictated by the existing footprint of development and enhanced to provide usable accommodation.

USE

For the majority the buildings can be considered agricultural with some parts having already been subsumed into residential use. The proposal would be to make all structures residential use ancillary to the existing dwelling.

APPEARANCE

This development proposes to maintain and reinforce the historic appearance through materials and detailing. The development proposes to remove the newer addition of red brick in favour of replacing with stone. This will contribute to the authenticity of the entire site when judged against historic context. We hope this is seen as a positive design decision when judged against Policy LP25.

ACCESS

The courtyard is accessed by an existing vehicle access through a stone wall. The site benefits from a permanent right of access (written into deeds) along a short stretch of private land immediately off Green Lane. This access will be retained with the position of the stone wall moved to the site boundary and ensure the domestic glazing proposed on the 'Attached Outbuildings' is contained within the courtyard.

SERVICES

The site and village is not connected to mains gas and currently uses oil for heating and hot water. There is mains electric and water. The proposed developments will not create new connections and use the existing connections from the house. The proposed works include provision for solar panels on the roof of the middle section of

the 'Attached Outbuildings' to supplement the energy usage and carbon reduction of the site.

Previously the site used a septic tank for its mains drainage, This has recently been upgraded to a Sewage treatment plant with extra capacity designed in for the future. The foul drainage from this development will combine and outflow into the new single package treatment plant and then discharged. This discharge from the package treatment plant will improve the local environment with its waste water discharge significantly cleaner than the previous Septic tank.

The surface water from this development will combine and discharge to the pond opposite the development (North of Green lane) on land owned by the applicant. Any consents from the IDB's will be sought before discharge or work commences.

LANDSCAPING

The site landscaping is not proposed to change. The swimming pool will be restored and repaired to active use in due course. The courtyard concrete/tarmac will be assessed and repaired/re-laid as needed. Invasive plants that have grown from the disuse will be removed, the good quality trees, grass and shrubs will be retained.

ECOLOGY

Mr & Mrs Dunn actively encourage and enjoy the variety of ecology currently present and look to either preserve or increase all habitats. A Bat roosting survey (report attached) was carried out and signs of Bat foraging were confirmed but no roosting. There has been sightings of a barn owl in the area. This is not uncommon for structures of this type particularly given the rural setting and openness of the building. To improve the Owl potential of the 'Barn' on the courtyard facing gable at a high level (see drawings) it is proposed to install an owl roosting box, the dimension and placement for this has been taken from the barn owl trust - <https://www.barnowltrust.org.uk/barn-owl-nestbox/barn-owl-nestboxes/>

There is no known use of the structures by bats (report to follow confirming or otherwise).

The courtyard will also include birdboxes and perches for local bird species.

CONCLUSION

The objective of this development is to convert the currently unused outbuildings and create an annex and recreational facilities for the enjoyment of the existing house and family.

The proposed annex is not a separate dwelling and is dependent on the existing dwelling to function as accommodation, gaining its power, heating and water from the house. The annex also shares its foul and surface water drainage. The dependency on the main dwelling demonstrates that it will always be part of the house and could not function as a separate dwelling in separate ownership.

The 'Barn' in part has been used to support the enjoyment of the dwelling, by providing changing facilities to the pool, the proposed works look to reinstate that and extend the use to the whole structure.

The services on site are sufficient to support the additional development and demonstrates that the development can be supported on the grounds of LP12.

Features additional to the structures propose to enhance the biodiversity through the inclusion of roosting and nesting for local wildlife and would be favourable in relation to LP21.

The proposed works are sympathetic to the historic arrangement and materials and would be favourable in relation to LP25.

We are confident this application can be supported by the local planning authority.