



2021/24 BELL
DESIGN AND ACCESS STATEMENT
Revision A

PROPOSED CONVERSION OF REDUNDANT
AGRICULTURAL FARM OUTBUILDINGS TO FORM ONE
DWELLING UNIT FOR OWNER TO OCCUPY AND ONE
DWELLING UNIT FOR RENTAL ACCOMMODATION.

FORWOOD FARM, TRESWELL

RETFORD, NOTTS.

DN22 0EE

Applicant — Mr Mathew Bell

1.0 The Application

- 1.1 The Planning Application is associated with Forwood Farm, Treswell, Retford.
- 1.2 The proposed development includes the demolition of agricultural shed roof over the redundant enclosed cattle yard and part of derelict outbuildings; the conversion of the redundant farm barns and stables into one unit of residential accommodation for owner to occupy and one unit of residential accommodation for rent.

2.0 The Site and Site Planning History

- 2.1 The site forms part of the old farm yard to Forwood Farm, Treswell, located one mile west of Treswell village, approximately 5 miles east of Retford and 7 miles south of Gainsborough in the District of Bassetlaw and is historically a farming community.
- 2.2 In the past the farm was operated as an active arable and livestock farm - some traditional buildings, some buildings of a more modern style / form but all agricultural in their form and use.
- 2.3 In 2009, The Caravan Club applied for planning approval for a CL site, accommodating 6 mobile caravans, to operate on part of the site. After approval was granted, it has continued to operate successfully since 2010.
- 2.4 Due to the small scale size of the farmstead, and the deteriorating ill health of the applicant's father, 40.5 hectares of the 55 hectares of agricultural land belonging to the farmstead were sold by auction in 2012; and an extension for disabled accommodation was built onto the side of existing farm house in 2013. Both houses at Forwood Farm are currently occupied and will be for the foreseeable future.

3.0 Details of the Proposed Development

- 3.1 With the older traditional agricultural buildings now redundant and part derelict the proposal is, therefore, for the conversion to one three-bedroom residential dwelling for the owner to occupy, one two-bedroom residential rental dwelling unit, and a detached single storey 3-bay garage with storage rooms.
- 3.2 This proposed group of building units have been designed to be located within the existing building's footprint and will result in a vast reduction of roof covered land area:

Existing building area (including traditional outbuildings and attached enclosed shed) = 787.7 sq. m.

Proposed building area = 425.5 sq. m.

As can be seen on the elevation drawings, Elevations 2 & 4, part of the existing stables are proposed to be demolished and rebuilt over the existing footprint to accommodate the residential house for the owner. This is due to the structural subsidence, and cracks stretching the full height of the walls, which the building has suffered because of the absence of structural foundations / footing to the walls. The proposed re-built development design of this area is to a roof eaves and roof ridge height that allows the existing two-storey barn to maintain its dominance over the rebuilt structure. Due to the fall of the landscape on site, to make all of the detached existing stable block, shown in Elevations 8 – 11, accessible for vehicular and pedestrian movement, the existing floor finish level will have to be lowered. Therefore, the existing cracked concrete slab, which the surrounding external and internal brick walls have been built on top of, will have to be removed. Structurally sound wall foundations and floor slabs shall be rebuilt to satisfy building regulations.

- 3.3 The drawings that support the application for the development are numbers:
- | | |
|------------------------|-----------------------------------------------|
| 2021/24-A2-P100 rev P2 | Proposed Site & Block Plan |
| 2021/24-A1-P101 rev P2 | Existing Floor Plans with Structural Defects |
| 2021/24-A1-P102 rev P2 | Existing Elevations with Structural Defects |
| 2021/24-A1-P103 rev P2 | Existing Floor Plans with Proposed Demolition |
| 2021/24-A1-P104 rev P2 | Existing Elevations with Proposed Demolition. |
| 2021/24-A1-P110 rev P2 | Proposed Floor & Roof Plans. |
| 2021/24-A1-P200 rev P3 | Proposed Elevations. |

4.0 Materials

- 4.1 All new external walls, both structural and amenity, will be formed utilising reclaimed facing bricks identical to those existing on site. The proposed demolition process of the existing stable walls will yield a considerable number of the quantity required for the rebuild. Further salvaged bricks will be used to match the existing.
- 4.2 The masonry structures of the farm at present all have pantile roof coverings and it is proposed to maintain this character on the rebuilt / converted structure.
- 4.3 Outside landscaping and driveways will be dealt with as displayed on the plans. There will be nominal hard areas outside the buildings to form patios and walkways constructed using reclaimed Yorkstone slabbing.
- 4.3 The access driveway down the shared farm yard shall be recovered utilising cracked and splintered shale and gravel. The enclosed courtyard shall have a sealed tarmac driveway to match the existing farm house driveway.
- 4.4 Windows and doors are to be dark stained treated timber, double glazed to ensure good thermal efficiency. Generally, frames will be set in reveal no greater than 10 - 20mm.

5.0 Access

- 5.1 The access driveway for vehicular and pedestrian purposes is already in place direct from Forewood Lane.
- 5.2 On site vehicular parking and manoeuvring is shown on the proposed layout plans. Car parking for a least 3 vehicles per dwelling is included. All-inclusive access throughout from the ground floor entrances will be provided to both structures.

6.0 Planning Policies and Orders

- 6.1 **Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018**

SCHEDULE 2 - Permitted Development Rights, PART 3 – Change of Use.

Class Q – Agricultural Buildings to Dwellings.

“Permitted development

Q. Development consisting of—

(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order;”

“Development not permitted

Q.1 Development is not permitted by Class Q if –

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3

(dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;”

The proposed developments satisfies the above and all the other necessary clause conditions for permitted developments under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

6.2 Bassetlaw Local Plan (November 2020 edition)

POLICY 32: Houses Mix, Type and Density

A. All new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure by:

1. Seeking the use of good quality adaptable housing designs that provide flexible internal layouts and allow for cost-effective alterations to meet changing needs over a lifetime and reduce fuel poverty;
2. Efficient use of land, while respecting the character of the area;
3. Ensuring density reflects place:
 - a) The density on sites in and adjoining town centres and transport hubs should be maximised;
 - b) Within the Main Towns of Worksop, Retford and Harworth & Bircotes development densities should be a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset;
 - c) Within the Large and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a Neighbourhood Plan;
4. Providing an appropriate mix and type of market and affordable housing, and specialist housing for older people and disabled persons informed by the most up to date Council evidence of housing need, and as identified in Policies ST31 and ST33.
5. Supporting proposals for the development of community-led housing schemes.

Self and custom build

B. The Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other Local Plan policies.

C. On housing allocations of 100 dwellings or more, 2% of the proportion of developable plots should be set aside for self-build and custom housebuilding. Plots should be made available and offered to households on the self-build register for a period of 12 months. If after that time plots have not been purchased or reserved by households on the Self-Build Register, they may either remain on the open market as self-build or be built out by the developer as market housing.

D. Neighbourhood Plans will be expected to consider the local need for self-build housing and where appropriate identify allocations for self-build and custom housing.

6.3 National Planning Policy

National Planning Policy Framework [March 2012]

Para 14: There should be a presumption in favour of sustainable development. Local Planning Authorities should positively seek to meet the development needs of their area.

Para 17: Planning should encourage the effective use of land by reusing brownfield land.

Para 55: Housing should be located where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Para 111: Planning decisions should encourage the effective use of re using land that has been previously developed.

Para 131: When determining planning applications, local planning authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness.

Para 187: Local authorities should look for solutions rather than problems and should seek to approve application for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions for the area.

6.4 Regional Planning Policy – East Midlands Regional Plan

4.5 Policy 27: Regional Priorities for the Historic Environment across the Region and particularly in areas where growth or regeneration is a priority, development should promote sensitive change of the historic environment. To achieve this, Local Planning Authorities should:

- use characterisation to understand their contribution to the landscape or townscape in areas of change;
- encourage the refurbishment and re-use of disused or under-used buildings of some historic or architectural merit and incorporating them sensitively into regeneration schemes;

Paragraph 3.1.21, “In addition to using land for new housing and buildings for conversion, better use of the existing dwelling stock can contribute to meeting housing requirements. Local authorities are encouraged to address the under use of housing stock in a co-ordinated and rigorous manner. Vacant and underused properties should be identified in Strategic Housing Land Availability Assessments and Empty Property Strategies to bring buildings back into use should be put in place.”

7.0 **Flooding**

- 7.1 The site is located outside any known flood risk zones. However, it is recognised that surface water flooding can still be a problem, particularly in rural areas. The site landscape has a sloped gradient fall, therefore this extremely unlikely to be a problem.

8.0 Affordable Housing Contribution

8.1 Given that the proposal is for two dwellings, no contribution towards the provision of affordable housing is required.

9.0 CIL

9.1 The applicable CIL rate for new development within eastern Bassetlaw is £55:00 per square metre. However, this is a self build project and exemption from paying CIL will be claimed.

Appendix 1 – Site Photographs

Photo 1 – North east elevation of existing stables, proposed Unit 2



Photo 2 – North east elevation of proposed Unit 1 from farm yard driveway.



Photo 3 – South east elevation of Unit 1.



Photo 4 – South west elevation of existing farm house, detached stables & proposed Unit 1 barns



Photo 5 – Northwest elevation of proposed Unit 2 and existing farm house garage.



Photo 6 – South west elevation over enclosed yard shed roof.



Photo 7 – Aerial photo from northeast corner of site looking due southwest.



Photo 8 – Aerial photo from above existing highways access driveway looking due south east.





Photo 9 – From enclosed yard, looking due east at Elevations 2 and 3.



Photo 10 – From enclosed yard looking due north at Elevation 2 and 6.



Photo 11 – From enclosed yard looking due south at Elevation 8.



Photo 12 – From enclosed yard looking due west at Elevation 8.

