

SUPPORTING STATEMENT

Submitted 30/09/2022 by Mr & Mrs Chruszcz, Duckpool Farm, Beckington, Frome, BA11 6TX

Application relating to planning permission for the change of use of agricultural steel framed barn and associated development to form one 4-bedroom dwelling house at Duckpool Farm, Beckington, Frome, Somerset, BA11 6TX.

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1. BACKGROUND HISTORY

Duckpool Farm is a registered agricultural holding and has been used for the rearing and breeding of sheep, cattle, goats and pigs. This practice has now come to an end.

The barn in this application is redundant. It is 30 years old and replaced a dilapidated asbestos clad barn with a new steel frame barn, retaining the original blockwork gable and its footprint.

2. THE PROPOSAL

- (i) To convert the barn to a 4-bedroom dwelling house, including main bathroom, two ensuite showers, open plan kitchen/diner/seating area, study, utility, entrance hall, gym/storage room, plant room, lounge, integral 2-car garage. The barn is large and has a footprint of 332.5 sq.m. The steel frame and construction of the barn is structurally sound and intact (see structural survey). Attached are drawings of the existing barn and proposed drawings of the conversion to a dwelling house. Note that the barn is set on a slope and therefore part is slightly higher than the other. To the N/W the barn appears to be single storey but to the S/E it is 2 storeys. The roof section to the S/E is long and large which shelters the remaining barn from sunlight and aspect. The intention is to demolish part of the S/E section so the remaining face of the barn can provide good aspect and adequate daylight to the ground and first floors of the proposed dwelling. Daylight to the ground and first floors of the proposed dwelling. In order to achieve the above criteria and ground floor space required a small extension of approximately 22.65 sq.m. would be added to the remaining ground floor S/E space of the barn (see plan). This construction would be within a fraction of the existing floor space of the demolished section (see plan). The proposed new dwelling overall will have a footprint of approximately 219 sq.m.

Note that the N/W elevation of the new dwelling will be unchanged in appearance to the existing barn except for the removal of the single door to existing W/C. The single storey pitched roof proposed will appear low in the ground to the S/E and S/W elevations because of the existing ground levels and remaining structural walls of the demolished section of the existing barn, thus masking the lower section of the extension proposed (see plan). This gives the illusion of the S/E elevation being all on the same level. Other than the proposed extension, the floor area of the barn remains the same.

- (ii) Construction detail:

- a) The existing barn has a dedicated mains electricity supply which connects from the green barn. This will integrate a solar panel system (including battery storage) on the roof of the adjacent green, south and south/east facing.

2. The Proposal continued:

- b) There is an Alpha septic tank of 2800 litres capacity which is approximately ten metres from the barn (previously used solely for the farm office which is now redundant and is to be removed). It is not connected to any other building. It is twenty years old and in sound condition. All new foul drainage from the proposed dwelling will feed into the existing Alpha septic tank. The septic tank is connected to an existing field soakaway.
- c) All surface water from the proposed dwelling will be via gutters/downpipes/gullies and existing French drain which surrounds the existing barn into field to the S/E.
- d) A dedicated mains water supply is available for the proposed dwelling.
- e) The existing heavy gauge roller shutter will remain for the two-car garage and finished in dark green paint (as existing).
- f) General building works will involve demolition of the lean-to section of existing steel frame and roof (to be re-purposed). Demolition of blockwork to the area of the plantroom and utility room including the existing concrete floor will be replaced to comply with current building regulations and insulation standards. The sections of existing concrete floor in proposed kitchen area and sections for footing of single storey extension will be excavated and replaced to comply with current building regulations for insulation and foundation standards. The remaining concrete floor slab to the main two storey section of the barn will remain and overlaid with insulation and self-levelling screed to comply with current building regulation standards (see schematic drawings). All other existing walls will remain and reclad using existing materials to conform to current building regulations. Specification for roof, external and new internal walls to accord with current insulation standards and building regulations (see schematic drawings). The proposed dwelling roof will remain as existing re-using existing roof tiles and including 4No. new rooflights to facilitate light and ventilation to utility room/entrance hall/staircase/landing/main bathroom and ensuite (see drawing detail). Windows and glazed doors will be triple glazed.
- g) All building works involved including services and drainage will comply with current building regulations for the building to function as a dwelling.
- h) Landscaping to the south and southwest side of the proposed dwelling will be grass and garden borders including a small vegetable garden. To the northwest side of the proposed building the drive access, hedgerow and trees will remain. Fencing and gateways will denote the boundary of the proposed building (see drawing detail).
- i) The proposal includes for a new dedicated drive access to service the proposed building and will maintain the amenity and integrity of the existing house (see block plan and drawing No. 7).
- j) A new garage with adequate turning splays will be provided without diminishing the existing trees and vegetation (see drawing detail).
- k) Finishes to exterior wall cladding to be golden brown or similar. All remaining sections of external blockwork to be oatmeal (buff) masonry paint. Window frame colour to be off white/light grey. Front door to match garage door (see samples attached).

3. SUSTAINABILITY STATEMENT

(a) Social (Habitation)

The design process of the proposed building has been to provide: -

- i) Ease of access for vehicular and pedestrian use.
- ii) To provide for disability access to building via patio doors with flush exterior to interior floor levels.
- iii) To provide free flow to ground floor areas via doorways suitable for disabled wheelchairs.
- iv) To provide loading and unloading of foods and goods directly from garage to utility and kitchen areas.
- v) To provide plantroom access for internal easy access and security.
- vi) To provide adequate space for leisure, study, exercise, sanitation, storage, catering and amenity space.
- vii) To provide adequate light and open views to the exterior for leisure and security whilst maintaining adequate shading to prevent overheating.
- viii) To provide adequate exterior and leisure space.
- ix) To ensure privacy for existing house by maintaining existing trees, shrubbery and high-level fencing.
- x) To create sunken walled garden to southeast elevation providing privacy for occupants of new dwelling.

(b) Economic

- i) To provide high standard of insulation to roof, internal wall, floors and external walls (see schematic of wall and roof sections).
- ii) Triple glazing to all windows and external doors.
- iii) Underfloor heating to ground and first floors.
- iv) Orientation of windows and doors to promote sunlight whilst providing adequate shading to reduce overheating.
- v) Tilt and turn glazed window frames to ground and first floor for adequate ventilation, fire escape and cleaning.
- vi) The provision of P.V. solar panels with battery storage including connection via existing provider to the electric grid. Solar panels arrayed on roof of green barn adjacent to proposed dwelling. Battery storage be situated adjacent to existing incoming electric main in green barn. Existing mains supply cable from green barn to proposed dwelling will be maintained to provide solar energy and storage for proposed dwelling.
- vii) Provision of 1 No. electric charging point within garage for electric vehicles.
- viii) General electric for air sourced heat pump, lighting, power and stored hot water.
- ix) Existing broadband available with wi-fi connects to mast at Rudge.
- x) Provision for internal refuse waste and recycling bins in garage. Vegetable food waste to compost bins in vegetable garden.
- xi) New vegetable garden to be sited to south/southwest side of proposed development.

E. IMPACT AND AMENITY STATEMENT

The orientation and position of the proposed building does not face directly at the existing farmhouse. The intention of window and door placement to the proposed building is to maximise the privacy of the existing farmhouse and itself. An existing high-level fence to the south, southwest of the proposed building provides privacy for the existing farmhouse garden and pond areas while also providing similar privacy for the proposed south, southwest building gable. The predominant leisure area of the existing farmhouse is to the south, southwest, northwest and north which are not obstructed by the proposed building. The existing hedge and fence to the northwest of the proposed building and the front garden of the existing farmhouse remains and provides privacy to both buildings.

Separate driveways (as block plan and drawings Nos. 6&7) services each property. The provision of garage, parking and turning space for both the existing farmhouse and the proposed building within each delineated boundary enhance the privacy to both properties.

The aspect to the southeast and south of the proposed building does not overlook any neighbouring properties, these being approximately half mile distant. The immediate land to the north, southeast and south is that of Duckpool Farm. The land beyond Duckpool Farm is open fields with only one house visible approximately half mile distant on Rudge Hill.

The proposed building, its orientation between the existing farmhouse, the surrounding countryside, design and finishes do not change the quality or character of the surrounding area. It neither diminishes the enjoyment and environment of the area whilst the building itself provides a good sustainable standard of living for future occupiers.

It has been important that the essence of the original barn was replicated as far as possible in the design process and the immediate surrounding area was maintained as well as enhanced.

F. HIGHWAYS ACCESS AND PARKING

The access and egress from both the existing farmhouse and the proposed building will have defined, dedicated and fenced drives. The existing drive to the farmhouse remains. A new drive is proposed (as block plan) as a branch from the existing drive and terminating at the existing farmyard to the proposed building.

A garage for two cars and parking space will be provided for the farmhouse adjacent to the existing vegetable garden. Adequate turning splays, space for delivery vehicles (vans and lorries) will be provided (see drawing No.6).

Adequate turning splays are provided for proposed garage including parking (see drawing No.7).

F. Highways Access & Parking continued...

The existing drive to and from Duckpool Farm is onto Duck Pool Lane which is the established access to Rudge Lane. The drive entrance to Duckpool Farm complies to Somerset County Council Highways standing advice (see drawing No.8 plan).

Duck Pool Lane access to Rudge Lane is Somerset County Council Highway and complies with its standing advice (see drawing No.9).

Note: Rudge Lane and Duck Pool Lane are council maintained.

G. FLOOD, SURFACE AND FOUL DRAINAGE STATEMENT

(i) Flood Risk Assessment:

The area of the proposed dwelling is located in ZONE 1 indicated on the flood zone plan. It is at the lowest risk of flooding. It is therefore not relevant to this application.

(ii) Surface Water Drainage:

The application building currently drains surface water from the roof and surrounding yards via french drains to a field soakaway. The intention is to use the existing system which has worked very well for the proposed development. The concrete yard abutting the proposed building to the south/southwest will be removed and returned to grass providing a natural sink for surface water. The remaining section of the original barn that will not be converted into the proposed dwelling will become a sunken garden which in turn creates a soakaway for surface water.

Note: The proposed building and surrounding area is on a gradient which slopes in a direction to the southeast, crossing a french drain before soaking into the field areas (see existing/proposed block plan). The farmstead and proposed dwelling are situated at the highest point of Duckpool Farm. It is surrounded by its own fields (total land of approximately twenty acres) which is laid to grass and wildflower meadows – all of which is an effective natural water sink.

There is no direct surface water drainage into public sewers from Duckpool Farm. The surface water drainage from the surrounding yard areas will be improved by removal of the concrete replaced by grassed areas. No material change by the proposed dwelling will increase surface water discharge. It will only improve it. Drainage from roof areas of proposed building will discharge into rainwater gullies and French drains as it presently does.

(iii) Foul Drainage:

Foul drainage from the proposed dwelling will feed into an existing Titan Alpha septic tank (capacity 2800 litres) which is approximately ten metres from the proposed dwelling (see photo). This septic tank is 20 years old. It is in sound condition and was used for approximately three years. The outflow from the septic tank connects directly to a dedicated field soakaway. The location of Duckpool Farm is not in the proximity of any public sewers. Note: The use of the existing Alpha septic tank is in sound condition and located in the right position for the proposed dwelling. As it does not require construction work or materials it is the obvious choice for this proposal.

H. CONSTRUCTION WASTE MANAGEMENT & REFUSE COLLECTION

(i) Recycling and waste management for proposed dwelling:

Provision has been made within the design of the dwelling to site recycling bins within the utility area. Vegetable waste bin and general house refuse will be sited in the garage (see plan).

General refuse and recycling collection will be as currently exercised by the council collection service at the junction of Duck Pool Lane and Rudge Lane.

All vegetable waste will be disposed of in compost bins in the vegetable garden.

(ii) Construction waste management:

The proposed construction of the four-bedroom dwelling has been designed to minimise the amount of construction waste. The main section of the two-storey barn structure is to remain intact with the exception of formation of necessary windows and doors. The exterior façade to the two-storey section will reuse all existing facing materials. The existing damp proofed concrete floors of the garage and main barn will remain. Minimal excavation of existing concrete floor to workshop and lean-to section of barn is to necessitate formation of a lowered insulated floor (kitchen and utility room) and footings for new walls to proposed lean-to. In addition to foul and surface drainage through existing barn. The lean-to section (southeast elevation) will be dismantled. The steel "I" beams will be repurposed in the construction of the new dwelling. The surplus will be either sold for re-use or sent for scrap. All the timber joists and roof batons will be used in the construction of the new dwelling. The metal roof tiles will be carefully removed and kept for replacement to main roof as required. All removed concrete to existing southwest yard, workshop, utility floor, sections of existing lean-to floor and concrete blockwork will be crushed and re-used for final construction of new access drive. Any removed earth will be repurposed for landscaping. Measured quantities of construction materials will minimise waste. All reclaimed sound concrete block will be reused in the construction of necessary wall (see plan). All construction waste that cannot be repurposed in the proposed development will be removed from site by waste skip contractors.

I. PLANNING STATEMENT – SECURITY

The proposed dwelling is within the envelope of farmland known as Duckpool Farm and is adjacent to the existing farmhouse of Duckpool Farm (see block plan). It is not adjacent to any public highway and is within a fenced and gated perimeter.

There is a public footpath to the northeast which is fenced.

There will be new fencing between the existing farmhouse and the proposed dwelling (see block plan). To the northeast, southeast, south and southwest elevations there are open views of the fields and access to the proposed dwelling.

An internal security system will encompass the floor plan of the proposed dwelling. All external opening doors and windows will have sufficient security locks fitted. All windows will be fitted with triple glazing. The existing garage roller shutter door is fitted with an internal lock. External security lighting will be sited at strategic points to optimise coverage of external space. Note: provision will be made with the design of external light to minimise the effect on bats. Security camera monitoring will provide aspect of footpath, stable/barn, and main access area.

J. ENVIRONMENTAL IMPACT STATEMENT

It is understood that this proposal does not require an environmental assessment.

K. DESIGN AND ACCESS STATEMENT

The application building is established in the existing landscape as a barn. The barn is within an agricultural holding consisting of a large traditional house and a further barn. The barns are of steel framed construction with a combination of steel sheet cladding, metal roof tiles, blockwork, natural stone and wooden cladding. The farmhouse is of random stone construction. The farmhouse is sited close to the highest point of the farmstead. The land slopes away from the house to the southeast of the property.

The application building (barn) is situated below the house to the southeast, approximately 15 metres at the nearest point. The remaining green barn lies approximately 10 metres to the nearest point from the existing application building to the southeast (see site plans and photos). The site photos and plans show the configuration, size and position of the buildings appropriate to each other and their location on the property.

The construction of the application building (barn) is a modern steel framed building. The stanchions of the steel frame are set in one cubic metre concrete. The roof is clad in red traditional steel tiles. The elevations are clad in spaced softwood batons below which are blockwork walls. The blockwork walls are constructed of double thickness 6" concrete block with 1200-gauge damp proof membrane between the blocks. The floor slab is 6" reinforced concrete laid on 1200-gauge DPM (see structural survey). The total floor area of the existing barn is 332.5 square metres. The barn is set on a slope and therefore slightly higher than the other. To the northwest the barn appears to be single storey but to the southeast it is two storeys. The roof section to the southeast is long and large which shelters the remaining barn from sunlight and aspect. To the southwest of the barn lies the farmhouse. To the northwest, northeast there are fields. To the east, southeast and south area are meadows. To the south is Duckpool pond.

The application building (barn) is surrounded by concrete yard and drive access (see plan). The height of the barn is approximately 6.4 metres at the highest point. At its lowest point it is approximately 4.4 metres high. To the northwest of the barn is the drive access to the existing double garage, mature trees and grass area. A hedgerow separates the barn from the front garden of the farmhouse. Note: the site plan clearly denotes location of all the existing buildings and the distances they are apart. It also denotes its orientation regarding other aspects of the surrounding area (see site plan and photographs).

L. HERITAGE STATEMENT

The application building lies outside of any designations. It does not affect a scheduled monument or conservation area.

M. AGRICULTURAL TENANCY STATEMENT

The application land and building are not subject to an agricultural tenancy.

N. HAZARD ASSESSMENT

The application building does not lie with a SSS1 safety hazard area or used for military purposes.

O. TRANSPORT ASSESSMENT

The proposed dwelling lies within Duckpool Farm and is serviced by a dedicated access from Duck Pool Lane (council maintained) which leads to Rudge Lane (council maintained). From this junction it is approximately 1.25 miles to Beckington by road and similarly to A365 road. From the junction of the A365 there is direct access to Bath (11 miles), Trowbridge (6 miles), Frome (4.5 miles). The school bus picks up children along Rudge Lane. In Beckington village there is a Doctors surgery, a petrol station and shop.

P. VENTILATION AND EXTRACTION ASSESSMENT

The proposed dwelling will be ventilated by free flow of air via windows. Extraction from the kitchen area will be direct to the southeast elevation. All toilets and bathrooms will have direct extract via roof and exterior walls. The design of the ground and first floor provides for the natural free flow of air.

Q. PHOTOGRAPHS

R. CONSULTATIONS

- (a) Beckington Parish Council – Liz Wright
- (b) Mendip Councillor – Shannon Brooke
- (c) Arbtech – Jonathon Stuttard
- (d) Footpaths – Clare Haskins

Note: Local residents live between 1/4ml-1/2ml away and are not directly affected by the proposed dwelling and have not been notified. Assumption made that Beckington Parish Council will cover this matter.

4. CONCLUSION

Duckpool Farm is a registered smallholding. The application building was used for housing of livestock and farm equipment and is now redundant.

National Planning Policy Framework, Mendip District Local Plan

We understand the current national planning policy framework section 2 (Achieving sustainable development) paragraph 11 states plans and decisions should apply a presumption in favour of sustainable development.

Section b(ii) paragraph 11 states, any impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework as a whole.

The local planning authority Local plan Part 1 section CP1, CP2 and CP4 are out of date because it does not have a 5-year housing land supply plan which meets the current NPPF. Therefore the MDLP Part 1 Development Policy 22 (Reuse and conversion of rural buildings) Clause 2 states, the reuse and conversion of redundant or disused rural buildings in the countryside (outside of defined development limits) for residential use will be given favourable consideration where it would lead to an enhancement to the immediate setting and where the criteria in Clause 1 are satisfied.

We suggest that the proposed building meets the criteria in clause 1 and relevant information contained within our proposal relate to this statement.