

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
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SUPPORTING STATEMENT

Client: Mr Andrew Waller, North Grange Farm
Site Address: North Grange Farm, Chapel Lane, Utterby
Proposal: Proposed Agricultural to Residential (Class Q) Development

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The Site:

The site encompasses a circa 1980s barn structure located on the western edge of the farmstead of North Grange Farm to the northeast of the village of Utterby. Access to the site is afforded by way of a private section of road to the end of Chapel Lane. A further gated access is available to the north linking the site to Pear Tree Lane by way of a private lane. The building is currently used to store agricultural equipment & machinery & as an animal shelter.

The building subject of the application is a 387m² barn structure constructed using a full height 9-inch blockwork wall which forms the main part of the building with a simple blockwork mono pitched lean to building situated to the rear/west. The 9-inch walls support steel roof trusses which in turn supports the profiled steel-clad roof. The same cladding is used on the northern gable.

There are various full height roller shutter doors providing vehicular access to the building with several personnel doors situated alongside them. The building is situated alongside the access running along the eastern elevation with a small fenced off landscape strip to the west which opens up into the agricultural fields beyond.



Aerial Photograph of The Site (Google Earth)

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View of proposal building from the North



View of proposal building from the East

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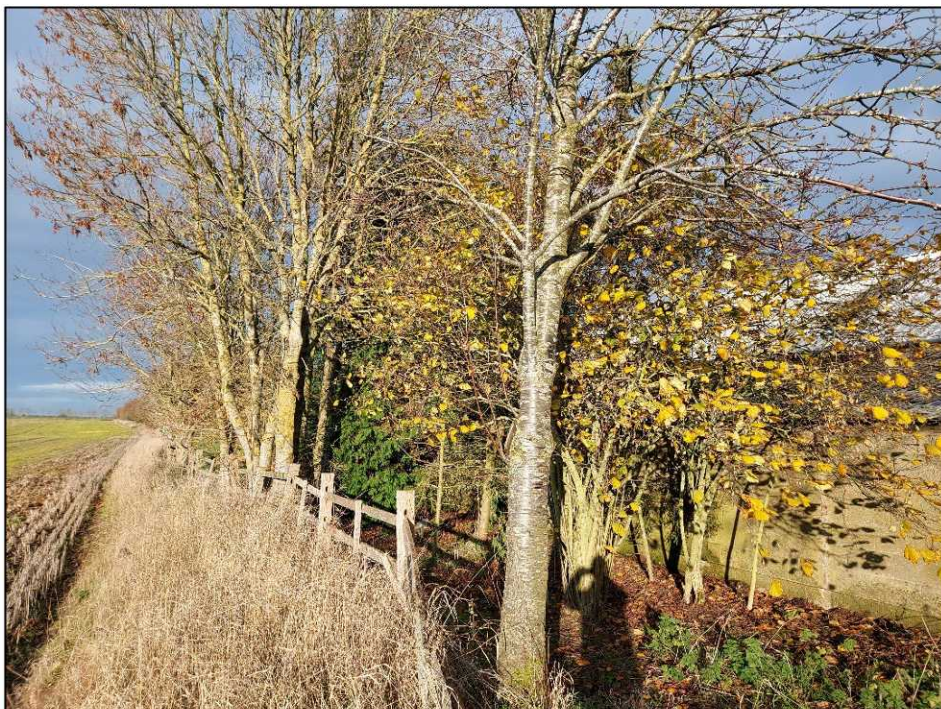
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View of proposal building from the South



View of proposal building obscured by tree planting from the West

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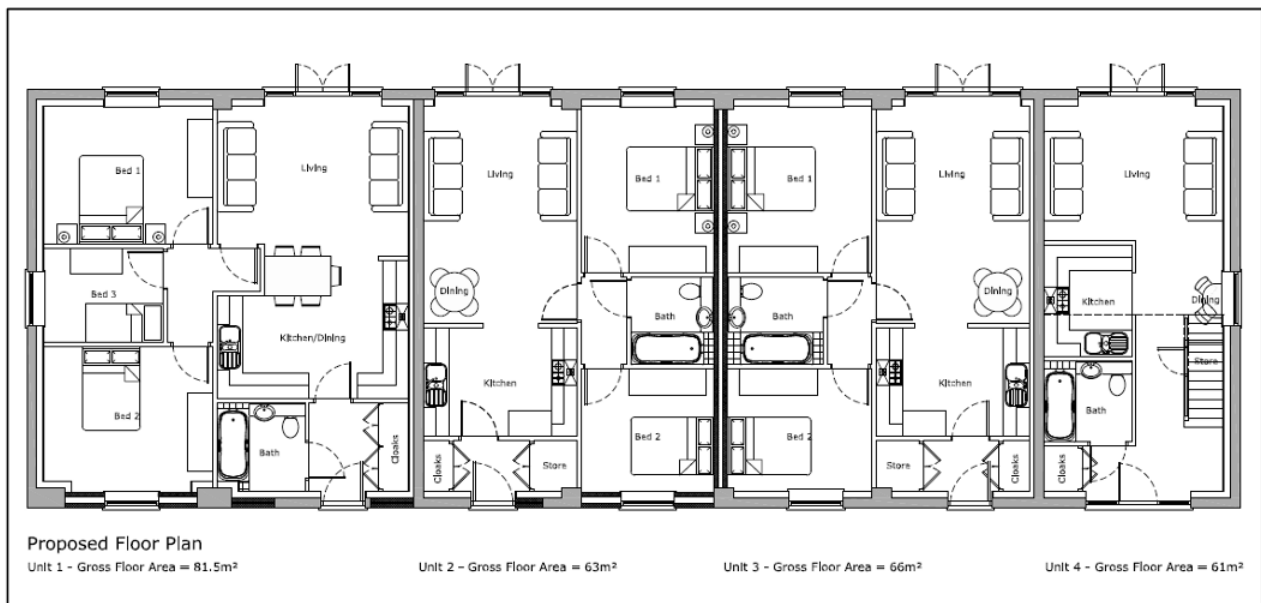
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The Proposal:

The proposal involves the conversion of the existing agricultural barn into 4 No. dwellings with the exception of the lean-to structure to the rear which is to be demolished. It is proposed to divide the barn into 1 No. 3 bed unit, 2 No. 2 bed units and 1 No. 1 Bed unit. All units are below 100m² so are deemed as smaller units under Class Q.

The land comprising the demolished lean-to structure and the adjacent small section of field boundary with a combined area of 246m² is included within the red line of the application to provide the future occupants with amenity space as permitted.



Access will be provided from the existing Chapel Lane entrance which extends to the west of the principal farmhouse of North Grange. Parking to the units can be readily accommodated within the vicinity of the building within the farmyard.

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Planning Policy:

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q allows the change of agricultural buildings to dwellinghouses. Class Q allows 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 (dwellinghouses) of the Schedule to the Use Classes Order; and
- b) Building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule

In order for the proposals to be classed as permitted development under Class Q the scheme must be assessed against the criteria outlined in Part Q1. The following is an assessment of the scheme against the criterion:

Q.1.a – The site has been used solely for an agricultural use as part of an established agricultural unit for many years and continues to be used as such.

Q.1.b – The proposals do not include any larger dwelling houses.

Q.1.c - There are four smaller dwellings proposed which is below the prescribed limit. The floor area of each unit ranges from 61m² to 81m² which is again below the prescribed floor area of 100m².

Q.1.d – There are four smaller dwellings proposed which is below the prescribed limit and the cumulative floor space of the existing building changing use is 387m² (107m² of which is to be demolished) so does not exceed the 465m² limit.

Q.1.e - The site is not the subject of an agricultural tenancy.

Q.1.f – The site has not been the subject of an agricultural tenancy.

Q.1.g - No development under Class A has taken place on the site since March 2013.

Q.1.h – The footprint is reduced so the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building.

Q.1.i – The development will involve the demolition of the lean to, installation of windows and doors, and a replacement roof covering.

Q.1.j – The site is not on Article 2 land.

Q.1.k – The site does not form any of the precluded land uses.

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Q.1.l – The site is not or does not contain a scheduled monument.

Q.1.m – The building is not listed.

It is confirmed that the proposed scheme meets the requirements of Part Q.1.

The scheme must also meet the criterion of Class Q.2 which is considered in the following:

a) Transport & Highways Impact:

The existing access off Chapel Lane will be utilised to serve the development. The access has been used to serve the wider farmstead and several residential units for many years and is considered as safe. Visibility at the junction with the A16 main access road is satisfactory in both directions. There is ample space within the site to provide on-site parking and turning facilities.

It is considered that the proposed scheme will have no significant impact in terms of transport or highways safety.

b) Noise Impacts of the Development:

The conversion of the site will see the removal of the agricultural use and the noise impact potential from this part of the site. The remainder of the site is a working farm although the associated buildings are some distance away. There is an existent permission for a proposed agricultural building situated 32m to the east and an additional large building situated 46m to the southeast. Residential dwellings sit to the south of the site without experiencing any noise impact issues.

It is considered that the proposed scheme will have no significant impact in terms of noise.

c) Contamination Risks to the Site:

There are no known contamination risks associated with the site.

It is considered that the proposed scheme will have no significant impact in terms of contamination.

d) Flooding Risks to the Site:

The site is located within Flood Zone 1, an area with a low probability of flooding. A check on the Environment Agency website confirms that there is little to no risk to the site from flooding by rivers and the sea, surface water flooding or risk of flooding from the reservoir which is located 3.6km to the east.

It is considered that the proposed scheme will suffer no significant impact in terms of flood risk. and would be deemed as safe in terms of flood risk.

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e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3.

The proposal site is situated with in open countryside as defined under the NPPF and Local Plan however the policy recognises that many agricultural buildings will, by their nature, be located in unsustainable locations and as such their location does not necessarily preclude their conversion.

It is considered that the proposed scheme complies with those parts that pose the potential to make the site an undesirable location and as such the location is deemed as acceptable.

f) Design or External Appearance of The Building:

The scheme has been designed to work with the building in terms of structure and the external appearance. External works necessary to facilitate the conversion include:

- The removal of the lean-to structure.
- The formation / blocking of some openings to enable the inclusion of windows and doors.
- The recladding of the existing profiled sheet roof with zinc effect profiled sheeting.

It is considered that the proposed scheme will comply with the design requirements of the policy.

g) The Provision of Natural Light in all Habitable Rooms of the Dwellinghouse:

All units have been designed to ensure that all habitable rooms are afforded with at least one source of adequate natural light in the form of a window or door arrangement.

It is considered that the proposed scheme will comply with the lighting requirements of the policy.

Conclusion:

The scheme as proposed meets the criterion requirements of all parts of the policy and therefore complies with Class Q. As such it is respectfully requested that the scheme be approved.

Flood map for planning

Your reference	Location (easting/northing)	Created
North Grange Utterby	531002/394092	13 Dec 2022 12:00

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

North Grange Utterby

Location (easting/northing)

531002/394092

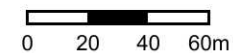
Scale

1:2500

Created

13 Dec 2022 12:00

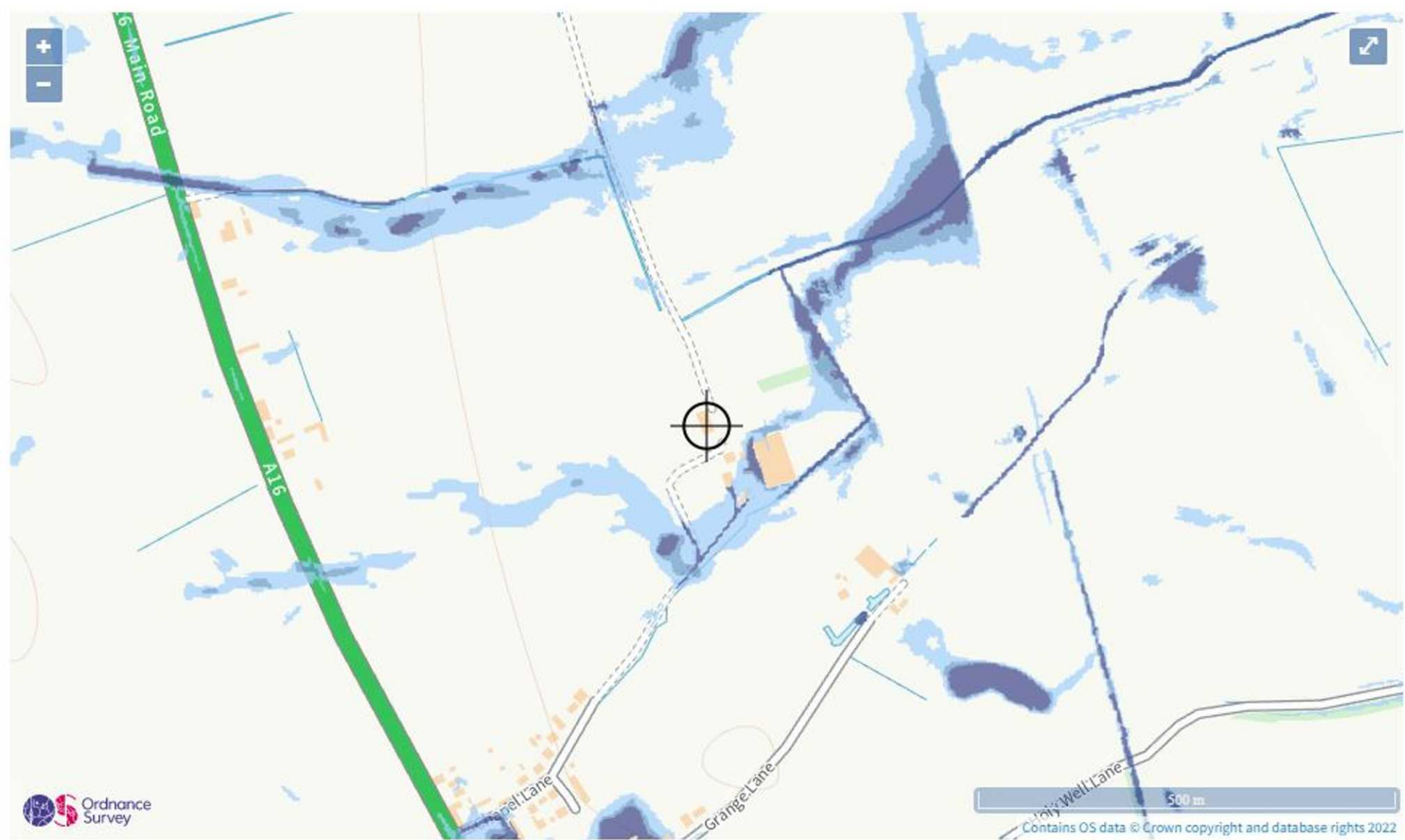
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Extent of flooding



Enter a place or postcode



Extent of flooding from surface water

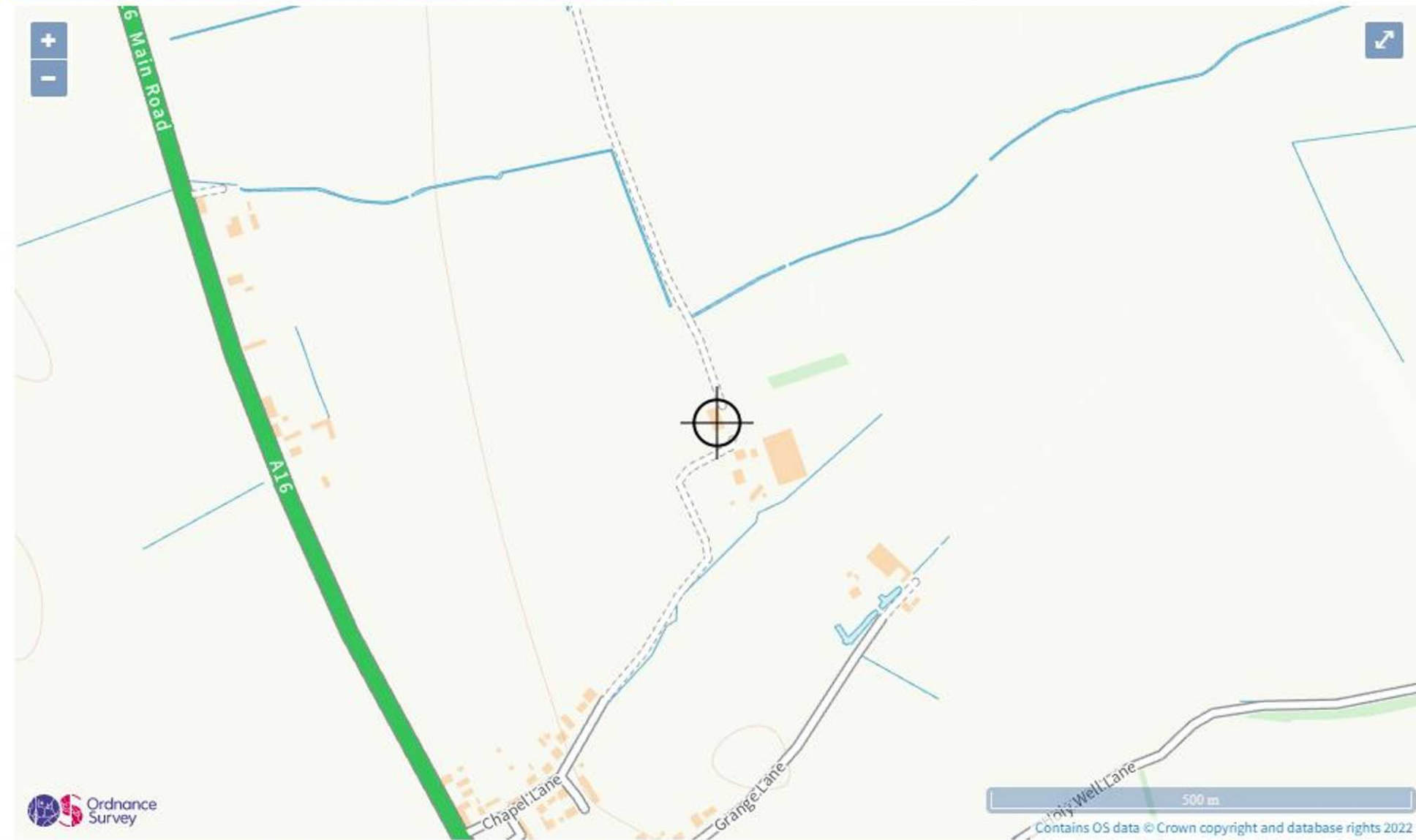
- High
- Medium
- Low
- Very low
- Location you selected

Flood risk

Location

Extent of flooding

Enter a place or postcode



Maximum extent of flooding from reservoirs:

● when river levels are normal ● when there is also flooding from rivers ⊕ Location you selected