

REPLACEMENT OF A RURAL BUILDING WITH PERMITTED DEVELOPMENT RIGHTS UNDER CLASS "Q"

SITUATED OPPOSITE THE OLD PARSONAGE BEAFORD WINKLEIGH EX19 8AQ

Current Planning Situation

There exists a Permitted Development Order Permission ref no 1/0649/2021/AGMB

Conditions are

1. 3-year time frame to complete development from 30th July 2021
2. Development to be in accordance with the approved plans
3. Contamination Condition
4. Construction work time condition
5. Ecology mitigation to be carried out as per the approved report
6. Advisory notes commensurate with a class Q Permission

We do not envisage any insurmountable problems with a building regulation application and approval. We have a good expectation of being able to convert the building into one dwelling in the time frame envisioned.

The conclusion that we have reached is that we will be better with a new building in respect of the carbon emissions, the siting arrangements and certainly from a visual perspective, than the conversion and have a fallback position.

We have made 2 pre planning application enquiries and had a meeting with the planning office culminating in the making of this Planning Application.

Matters arising from that meeting are

Landscaping; ecology; biodiversity net gain; sustainability; relative heights and massing of the proposal and the existing building with an overlay drawing; darker cladding to the north; drainage arrangements; heating solar and photovoltaic.

Principle of Development

NDTLP Policy DM 26

Following our first pre application enquiry the Council officer expressed concerns noted in inverted commas, and my comments not.

“The council must therefore have regard to the fall-back position in decision making” and “It may also be essential to have regard...as to the existing barns relationship with the listed buildings immediately to the north” [the old parsonage]

“The council would consider that there is a slight net positive in a replacement dwelling” .. “Subject to design, materials and the satisfactory implementation to ensure that such aims are realised”

“Any proposal would still crucially have to meet the policy requirements... respects the character of the surroundings and is no more visually intrusive than that of the existing dwelling”

“The council would therefore suggest that whilst there are limited landscape views it may be difficult to justify the barns replacement against this policy given that the proposed materials and design is likely to be considered more prominent than the approved conversion. The replacement appears to be noticeably larger, and the use of render is not distinctively agricultural, thus likely to prevent any proposal being supported”.

This seems to be the nub of the matter.

Please note that we agree

-the fallback position and suggest the slight net positive is, in our opinion, more than slight in respect of the enhanced ability to reduce carbon as outlined by carbon green consulting and the reduction in massing [see below]

- the listed building is to be a major consideration

- “no more visually intrusive”

crucially the building is not “noticeably larger” it is in fact much smaller the existing building is 349.19 sqm floor area and our proposal is 199.10 sq m – considerably smaller and reducing that bulk and massing effect.

The position on site is important- I think it agreed that there is no impact on the wider landscape but purely a locally defined matter.

We have taken the council concerns into account by reducing the size of our proposal and turning it through 90 degrees. One main concern is the effect on the Listed building the old parsonage.

With that in mind I attach the North elevation plan showing our proposal with the existing building in red at the appropriate relative levels and position on site.

This shows the existing building, and our proposal with a frontage elevation facing the listed building and the road; thus substantially reducing the visually intrusive effect.

Turning to the materials the existing approval is of metal cladding, with concrete blockwork on about 1/3rd of the walls. The listed building is all render with a slate roof and stone chimney.

It would be very easy indeed to prepare a drawing following the listed building form but we believe that we have an opportunity to make something more intuitive, following the Dutch Barn design of the existing building, which is entirely agriculturally acceptable, reflecting the vernacular; whilst making a more modern effect, considering the environmental desire to minimise or entirely reduce carbon emissions. We can and do obtain an “A” rating with these modern buildings given the right client, with that benefit and our far less visually intrusive proposal.

I attach a Heritage Impact Statement from Building Conservation Services reflecting the matter and the importance of the Listed Building in the Local Impact Assessment.

DM 04 Design Principles

Para 1 states “Good design..... It seeks not just to manage land use but support the creation of successful places and respond to the challenges of climate change.”

A] are appropriate and sympathetic to settings in terms of scale ,density, massing, height, layout appearance, fenestration, materials and relationship to buildings and landscape features in the local neighbourhood.

B] reinforce the key characteristics and special qualities of the area in which the development is proposed

D] contribute positively to local distinctiveness, historic environment, and sense of place

In regard to A] using the external appearance treatment of natural cedar timber boarding with a dark finish to the north, and residence 9 windows, dark standing seam roof, one can see that the matter of scale, density, massing, height, layout appearance and relationships, all should be compliant with the councils wishes.

there are many interpretations as to the final appearance which usually resolves as a matter of good design and personal opinion, but, by making a planning application, the external appearance is a matter to be judged by that application, whereas, it is not so for the Class Q application, which is unsurprisingly utilitarian in character.

in respect of B] D]

What we are actually trying to achieve is to replace the old Dutch barn with a more modern one which seems to me to exactly contribute to reinforcing the key characteristics, local distinctiveness, historic environment and sense of place. We can easily provide an “old rectory” type of design but we are trying to do better than that reflecting that which is actually on site.

We are not aware of any trees to be removed. All on the West boundary are to remain and the ground untouched. The southern boundary to the field is no more than an embankment with no hedges or trees. The eastern boundary is level with the field and the concrete drive and the northern boundary road hedge and trees on both sides of the road are being retained.

We are intending to provide a devon hedge bank and planting to the south and east boundaries and in the adjoining field the client is going to plant half with native tree species and half to a wildflower meadow.

The surroundings are rural in essence with 2 large well space out country houses adjoining the site – so another large well-spaced-out dwelling will not change that situation.

The main planning principles are

- Principle of development – this has been established with the Class Q permission and there is a real prospect of that taking place

- Character and Appearance

Policy DM 26 refers to

A] replacement dwelling respecting the character of the surroundings and no more visually intrusive than the existing dwelling

B] the new dwelling offers a positive enhancement to the quality of design and / or level of sustainability when compared to that being replaced

We believe that we comply with those criteria

The site is lowdown and well screened, but the existing building is very large. Our proposed design is a “nod” towards the Dutch barn design and will respect the character of the area, which is of large, detached dwellings in their own grounds. They are traditional designs but with no other common theme, so we have followed the barn theme making an unusual contribution to the local design and character. We want to make a positive enhancement and a more sustainable build.

The massing is reduced to almost half that of the existing buildings and much less visually intrusive

The existing Ridge Height is os level 123.460 and the proposed ridge height is o s level 122.938. The proposal is lower by 0.522 metres at the ridge and the proposal lower ground floor is lower by 0.65metres that the existing building floor level

To make a sensible turning and parking area we encroach onto the field by a small amount.

A Landscaping Scheme to the boundaries and the internal areas of the site is submitted with this application

Access and Parking

The 4.0m wide access to the site is via an existing local lane with an existing entrance for farm vehicles and the existing building which we will retain

We will provide a better driveway internally and 5 parking spaces with adequate turning areas

Residential Amenity

The nearby residents are already screened by trees and hedges and extensively spaced out. The local area comprises, The Old Parsonage to the North, large, detached properties to the East, South and West within their garden and field settings, with Beaford further to the South. There will be no effect on the nearby Residents apart from the actual Building works during the duration.

Flooding and drainage

The site is in Flood Zone 1 where there is no ocean flooding, nor any stream nearby to cause Fluvial Flooding.

The surface water from the existing yards and buildings travels to soakaways in the adjoining field [owned by the applicant] with no known problems or nuisance to the neighbour below to the west. That system can be retained for the proposal which will produce considerably less run off from roofs and yards.

Foul drainage does not exist as the barn was used for hay and straw storage. A mini treatment works and soakaway system is proposed which has been approved via an FDA 1 calculation following sub soil percolation tests for the above Class Q Permission

Ecology

An Ecology report has been approved for the above Permission, showing no adverse effects on wildlife attached with this application.

Carbon Green Consulting

The professional opinion is that we can produce a much better, more environmentally friendly sustainable dwelling by a new build rather than a conversion and their report is attached

JOHN BLANEY LTD

01237 451100

john.blaney@btinternet.com

