

## Additional Information Requested for Validation

on behalf of Mr M Sheppard

Application for the conversion and change of use of an existing commercial holiday let (restricted C3) into a residential dwellinghouses (C3) and division of residential curtilage

at Moor Farm, Black Lane, Doddington

Prepared by: Steve Catney BA (Hons)

For and on behalf of Brown & Co.

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Date: January 2023

## 1. VALIDATION QUERY RESPONSE

**1.1** This additional information has been prepared and submitted in relation to invalid letter received December 2022.

**1.2** The letter received from NKDC confirmed the application reference to be 22/1741/FUL

**1.3** This report clarifies the answers to four questions posed by NKDC and summarised below:-

- **Question 1:** Request to complete a CIL form;
- **Question 2:** Clarify the details of any installation of new doors and windows;
- **Question 3:** Amend the materials section of the application form;
- **Question 4:** Further details of boundary treatments.

**1.4 Response to Question 1**—Having reviewed the proposal with the NKDC CIL Officer, it is her opinion that the proposal is not CIL liable. A completed form is still required to confirm this. The completed form accompanies this report - File ref Appendix 1—CIL Form

**1.5 Response to Question 2**— Having reviewed the content of the planning statement and the drawings with the NKDC validation team it is clear that information has been provided to cover this question and it is understood that this question has therefore been withdrawn. For avoidance of doubt the following was provided as part of the original planning ap-

plication together with plans of existing and proposed elevations:

### North West elevation:

- New wider entrance door for each property replacing existing narrow doors.
- New kitchen window in garage door location for plot 2 overlooking paddock.

### North East elevation:

- Slightly widen existing door opening to allow for pair of fully glazed doors to give access from lounge to patio. In plot 2 .

### South West elevation—Plot 2:

First floor windows in south west elevation of

### South East elevation:

- Reduce size of glazed window with central opening door on plot 1 to facilitate division of property (see dashed line on elevation drawing).
- Replace door in elevation of plot 1 with triple glazed panel to allow in light lost by reducing glazing noted above.
- Insert new quadruple glazed panel with central opening doors into gable end of plot 1.

### South West elevation—Plot 1:

- Replace window in proposed lounge with

pair of fully glazed doors to allow access to patio. from lounge to patio. In plot 2 .

### South West elevation—Plot 2:

First floor windows in south west elevation of

### South East elevation:

- Reduce size of glazed window with central opening door on plot 1 to facilitate division of property (see dashed line on elevation drawing).
- Replace door in elevation of plot 1 with triple glazed panel to allow in light lost by reducing glazing noted above.
- Insert new quadruple glazed panel with central opening doors into gable end of plot 1.

### South West elevation—Plot 1:

- Replace window in proposed lounge with pair of fully glazed doors to allow access to patio.

**1.6** All new doors and windows will be set in reveal to retain the agrarian appearance and character of the building as per existing fenestration.

In addition:

**1.7** The specification for the windows is:-

- Pressure treated softwood with light Oak stained finished;
- Traditional bead profile to match existing windows;

## VALIDATION QUERY RESPONSE

- 36mm triple glazed units to comply with Building Regulation Approved Document L;
- All full height glazing to be safety glass.

**1.8** Figure 1 adjacent is extra information to demonstrate the existing materials that have been used on site during the original barn conversion. Any new materials used will match existing. For avoidance of doubt all bricks will be matched in size and colour recycled traditional Victorian Lincolnshire brick as already used within the development. Reclaimed bricks will be used to brick up any areas that require infilling.

**1.9** Refer to drawing 106 (08) proposed plans to identify all new groundworks. All materials to be used will be as described above and shown in figure 1. The applicant requests that any further information required, be dealt with as a condition attached to planning permission.

**1.10 Response to Question 3** — Amended application form submitted with this document and labelled as Appendix 2 amended application form.

**1.11 Response to Question 4** — Please confirm details of any boundary treatments used to divide land. Refer again to drawing 106(08) for details of boundary treatments:

- Any new paving to be limestone paving to match existing;



Figure 1—image showing materials, recycled brick, pantiles, limestone paving, window/door profile and colour of staining to wooden doors and windows

## VALIDATION QUERY RESPONSE

- All access and parking areas to be gravel to match existing;
- New 1800mm front boundary walls for privacy to be built in recycled brick to match existing;
- All boundary fences including new fence between properties splitting land ownership (shown as dashed red line on plan) to be 1800mm close boarded wooden fence.

**1.12** The applicant trusts that sufficient information has now been provided with which to validate the application.