

30<sup>th</sup> November 2023



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Proposed conversion of barn and stables to a dwelling  
Casa-Mia, Billingsgate, South Somercotes, Louth, LN11 7BQ

Dear Sir / Madam

Please find enclosed a full planning application for the conversion of a barn and stable block to a dwelling at Casa Mia in South Somercotes.

The site has recently been subject to a prior notification application referenced N/162/01317/23 whereby approval was granted for the conversion of the existing agricultural barn to a one-bedroom dwelling.

Rather than convert the barn and then apply for later extensions this latest proposal seeks full planning permission to link it to the adjacent stable block and to convert the combined buildings to form a larger three-bedroom dwelling.

As the stable block is a more recent building and has high eaves it is possible to raise the internal floor level without compromising the internal space. It is for this reason that it will be utilised to provide the main living space and two of the bedrooms. The new entrance door within the glazed link will be at existing ground level with internal steps leading up to the raised floor (500mm) in the former stable building. The ground floor of the existing barn will not be raised as the first-floor level is too low. The ground floor of this part of the dwelling will therefore only be used for a utility room and games room. The existing first floor will be used to provide a third ensuite bedroom.

The existing vehicular access will serve the new dwelling and the other existing barn will be used as outbuildings for the property.

The extant permission to convert the existing barn is a material consideration and effectively sets the principle for residential development of the site. In addition, converting both buildings to form a single dwelling would accord with paragraph 80 of the NPPF which amongst other things promotes the re-use of redundant or disused buildings in the countryside and where this will enhance their immediate setting.

The barn can no longer be used for the purpose for which it was built but is an attractive small building that is worthy of retention in its setting. Whilst the stable block is more modern in appearance it is nevertheless a building worthy of retention and forms an important part of this small grouping of buildings.

Both buildings are capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features. The glazed link is subtle in design and relatively hidden between the two buildings. As such the proposal will not harm the character and appearance of the site and the wider area. The proposal therefore accords with Policy SP10 of the Local Plan which amongst other things requires development to maintain and enhance the existing character and distinctiveness of the districts villages and countryside. The proposal would also accord with the NPPF where it seeks to ensure development is sympathetic to local character.

As per the previous application, the accompanying Flood Risk Assessment continues to show the development will be safe and will not increase the risk of flooding elsewhere.

Overall, it is concluded that the site is a suitable location for the proposed development and that incorporating the stable with the already approved barn conversion will have no harmful effect on the character of the building or the countryside location. The proposal would also accord with the NPPF where it supports development that would re-use redundant buildings within isolated locations.

I trust that the enclosed information provides you with sufficient information, however, please do not hesitate to contact if you require anything further.

Yours faithfully

A solid black rectangular box used to redact the signature of Andrew Clover.

Andrew Clover