

SUPPORTING STATEMENT

Erection of a dwelling following demolition of existing barn (barn 3) utilising the Class Q fallback position (23/01158/PNCOU)

Pennyland Farm, Yeoford, EX17 5EU – Unit 2 (was barn 3)



December 2023



This full planning application is submitted on behalf of the applicants, Mr & Mrs Burrow. They are the owners and occupiers of the farm known as Pennyland Farm. The site, near to the village of Yeoford, comprises of a single-storey pitched roof agricultural farrowing barn on the edge of a cluster of farm buildings forming the farmstead, Pennyland Farm. Access is good with an established driveway off the highway.

This detailed planning application is for a single storey 3 bedroom dwelling in lieu of the fallback position of the Class Q conversion.

The barn which was the subject of the Part Q application is a timber clad building, originally constructed as a farrowing barn, and now used for farm storage. The approved internal floor area of provides for 98m² of accommodation. The elevated sloped floor level lifts the ground floor above the external adjacent levels but with a eaves height the internal ceiling height is minimal. The location of the building is fixed and is close to an existing farm barn that is still in operation. Parking was provided alongside the kitchen and dining area which is not ideal. This Part Q approval was granted at the same time as an adjacent barn 23/01164/PNCOU. Concurrently an application for betterment is being submitted for the replacement of this barn with a new dwelling and this application should be read in conjunction with this.

The revised proposal seeks to address the shortfalls of the approved barn conversion to provide a more sympathetic improved design. The betterment is achieved by the following: -

- Locating the dwelling further away from the existing barn and therefore away from the ongoing farm activities, but remaining within the same curtilage as approved.

- The proposed has been worked up with the design of the adjacent unit so they read together: using the same language of materials, scale and eaves height but orientated perpendicular to each other so the garden and outlook of each dwelling remain private.

- The unit is slightly larger (from 98m² – 116m²) so is better balanced to unit 1 and allows for future proofing reducing necessity to extend in the future. Total glazing area is not increased.

- Relocation of the building allows for the construction of a garage, dedicated parking and turning space away from the private external areas.

- New fabric and construction will result in a much better insulated, efficient house. There are sustainability benefits to replacing the existing unit, namely energy performance and building life cycle factors. New build development will mean that building fabric insulation and airtightness design can be coordinated in the most efficient manner from the outset. A new build route will therefore achieve improved energy performance over that which can be secured by a conversion of the existing lightweight portal frame structure, which was never originally intended for residential use. A better constructed, more unified building will also have greater longevity, improving the long term sustainability.

- The proposed simple structure and external materials, untreated timber cladding, galvanized roofing sheets and powder coated aluminium windows and doors, reflect rural barn qualities.

- An ecological appraisal was undertaken by Bulter Ecolgy concludes that the buildings contained no evidence of roosting bats and had negligible potential for roosting bats. Bird and bat boxes are incorporated into the building providing a net biodiversity gain.



Solar panels are set on both east and west roof slopes.

Accessibility is improved. Parking is on level ground and allows for easy access to the property. The ground floor of the dwelling will be accessed via a level threshold from where there is level access to all rooms. The Part Q approved scheme required a steps to the garden.

Drainage and floor risk: The site lies within Flood Zone 1, meaning the site has a low probability of flooding from rivers and seas. Additionally, the site is at a very low risk of surface water flooding.

The current arrangement has a large impermeable surface which will be substantially reduced through demolition of the adjacent farm buildings, associated hardstandings and reduced footprint of the dwelling. A treatment plant and surface water soakaways will be designed to address both foul and surface water.

Residential Amenity: The layout of the site has been designed to protect the amenity of existing residents whilst also ensuring that sufficient amenity provision is afforded to residents of the new dwellings. It is noted, that as an existing livestock rearing site, the site has a potential noise and odour generating use. On this basis, it is considered that the proposal will deliver a positive impact in terms of local residential amenity.

The proposed curtilage of the dwelling remains unchanged.

The Part Q approval established the principle of residential development is acceptable. The fall-back position is realistic and should be considered as a material consideration in the planning decision. The proposed development results in a higher quality design which provides an improvement on the landscape. It is not considered that the proposed development would result in any harm to the character and appearance of the rural area compared to the fall-back position, with additional biodiversity enhancements delivered as part of the scheme. The proposed development will not result in any adverse highway impacts. On this basis it is considered the proposed development results in a betterment to the Class Q development that could be achieved, therefore the fall-back position should be given significant weight, and the proposal is in accordance with policies S1, S3, S9, DM1, DM3 and DM5 of the Mid Devon Local Plan 2013-2033 and the National Planning Policy Framework.

