

# Howard J Wroot

## Chartered Surveyor

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North Lincolnshire Council  
Development Control  
Pittwood House  
Ashby Road  
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Date: 13 June 2012

Your Ref:  
Our Ref:

Dear Sir,

**Proposal:** Retention of Extension at  
**Site Location:** Poplars Farm House, Jaques Bank, Crowle, Scunthorpe, DN17 4BW.  
**Application ref:** **PA/2011/0018**  
**Applicant:** Mr F Barker

## SUPPORTING STATEMENT

### 1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application is for the retention of an extension to a dwelling built pursuant to Planning Permission ref PA/2011/0018.
- 1.2 Planning Permission PA/2011/0018 is for the erection of a replacement dwelling (re-submission of PA/2010/0730) at Poplars Farm, Jaques Bank, Medge Hall, Crowle, DN17 4BW.

## 2.0 REASONS RETENTION OF EXTENSION

- 2.1 It is not disputed that the replacement dwelling has not been built strictly in accordance with the approved plans, BARKER/2010/04 the construction has deviated by the addition of a small ground floor farm office and an attached garage, together with a first floor over the Utility Room to form an additional Bedroom.
- 2.2 What should be considered firstly is that if an application had been made at a later date for the erection of a double garage would it have been viewed favourably? It is fair to say that a property of this size would require garaging for vehicles in any event, and that the subject garage is not unduly large and is commensurate and proportionate to the size of the approved building.
- 2.3 I therefore consider that any application for the garage would normally receive approval and therefore whilst the partly constructed existing structure is contrary to the approved plans the application to retain the structure and allow its completion is fair and reasonable.
- 2.4 This now leaves the ground floor Farm office and secure store part of the building that has been, again partly built, not in accordance with the approved plans.
- 2.5 H Barker and Sons farm 1100 acres in a "ring fence" around Poplars Farm and Sand Hall Farm, whilst at Poplars Farm there is also a 7,500 unit pig breeding and rearing enterprise. The farming company employ 6 staff in connection with the pig unit and with a further 3 employed on the land.
- 2.6 It will be appreciated that with this number of staff and such a large mixed farming enterprise that a separate office or separate building would be necessary. As Mr F Barker gradually takes over the day to day running of the farm from his father Mr R Barker (living at Sand Hall Farm) then rather than Mr F Barker driving to Sand Hall Farm every day to the office there, then it is a more sustainable and environmentally friendly alternative for him to have an office attached to his own dwelling.
- 2.7 This process of gradually taking over the running of the farm from his father was very suddenly altered due to a health scare to his father, he thought that matters would be far more urgent than thankfully they have turned out to be. Thus the office was begun not in accordance with the approved plans but rushed ahead as Mr F Barker thought he would be requiring it imminently. Mr F Barker fully accepts that he was wrong in doing this and should have waited for a further planning application to be made both for his office and garage.
- 2.8 The office requires the WC/Shower and stores for both security and expedience in order that important documents and cash can be safely locked

away and that should Mr F Baker can change before or after visiting the pig heard.

- 2.9 I would draw the council's attention to a comparable application ref PA/2011/0820 made on behalf of Mrs S Hussain, Mr Hussain was granted planning permission for an agricultural dwelling at Boltgate, Eastoft. He did not build the approved new dwelling strictly in accordance with the approved plans, the footprint was larger and he also constructed a first floor turning his approved bungalow into a dormer house. In addition the building was not sited correctly being built some 30m from it's approved sited location.
- 2.10 At planning committee on 21 September 2011 the committee decided that they would be minded to approve the application should the original permission be revoked. Following the legalities being completed on 16 November 2011 the application to retain the dwelling was approved.
- 2.11 This case is very similar to that which Mr Barker finds himself, an isolated new dwelling far from the nearest road which has been built not strictly in accordance with approved plans. I would there request that similar tolerance be allowed in the subject application and the variation of the condition be approved.
- 2.12 There have been other similar applications approved by North Lincolnshire Council where replacement dwellings have been allowed when significantly larger than the structures they have replaced. Two in particular in Crowle are good examples that Policy RD 9 is flexible and I would ask for similar flexibility in this case.
- 2.13 Regarding the additional bedroom, Mr Barker erroneously thought that that simply putting a first floor over the approved ground floor would treated as permitted development and did not realise the effects of condition 6. Again he fully accepts that he was wrong in doing this but would argue that as the work has now been carried out it would be a waste of scarce resources and an unnecessary increase in the carbon footprint for the dwelling.

### 3.0 NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 All planning applications now have to be judged against the NPPF, this policy has the presumption in favour of sustainable development. The subject development is to incorporate a ventilation system to recover heated air to re-heat the building together with a ground source heat pump. Many of the proposed features are at the forefront of Green technology as Mr Barker wishes to build a sustainable home with a very low carbon footprint. I would therefore argue that this development can be termed sustainable in this context.

3.2 Set against the NPPF the application therefore meets it's criteria for being sustainable and further for promoting a prosperous rural economy; as the addition of the office is part of the overall farming business and is a necessary extension for Mr F Barker to be able to take a more senior and active role in the overall management of the farming enterprise. It also cuts down on unnecessary vehicular movements between farms, thus reducing carbon emissions and promoting sustainability.