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DESIGN, ACCESS & PLANNING STATEMENT



Proposal: Carryout repairs and residential conversion to Listed Tithe Barn with granting of planning permission for 3 detached houses and garages as enabling development.

Site Location: N Axe & Son, Axholme Poultry Farm, Station Road, Owston Ferry, Doncaster, DN9 1AW.

Application ref: **Re-submission of Approval PA/2020/1345 & PA/2022/542**

Applicant: Mr Adrian Axe.



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1.0 PROPOSAL

- 1.1 This application is a re-submission of extant permission PA/2020/1345 for “Planning Permission to convert existing barn to residential and erect two detached dwellings with associated works – barn Station Road, Owston Ferry”.
- 1.2 In addition extant Planning Approval PA/2022/542 granted permission for a third enabling plot. This application therefore seeks to regularise the planning situation by combining both extant approvals into a single permission.
- 1.3 The barn as can be seen above has suffered serious collapse following winter storms which does exacerbate the situation.
- 1.4 Previous consultations with the Case Officer, Conservation Officer and Historic England it was clear that the consensus of opinion is for the retention and repair of the Tith Barn. This being the case then this application seeks the renewal of the extant planning permission for the residential conversion of the barn and enabling plots. This application also includes the 3rd plot to regularise the planning situation.

2.0 SITUATION

- 2.1 The application site is located immediately to the south of the Engineering Works and north of The Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW. It is attached to 24 and 26 and range adjoining to north of Station Road (see Site Plan 5 of 6) and forms a courtyard with this block.
- 2.2 The barn is in a mixed use area of residential, agricultural and light industrial, 24 and 26 plus attached are residential as is number 22 immediately opposite, the barn itself was constructed as an agricultural building and was last used as such it, forming part of a former poultry farm. Opposite to the north of the barn is a range of agricultural buildings originally constructed and used for the production and sale of animal feed in the 1950's with a variety of other uses to the present date.
- 2.3 Planning approval for 2 residential building plots following demolition of the two barns has recently been granted ref PA/2021/1290 although as yet the permission has not been implemented.
- 2.4 The site is accessed off Station Road, Owston Ferry which is at the southern end of the village.



3.0 LOCAL PLANNING POLICIES

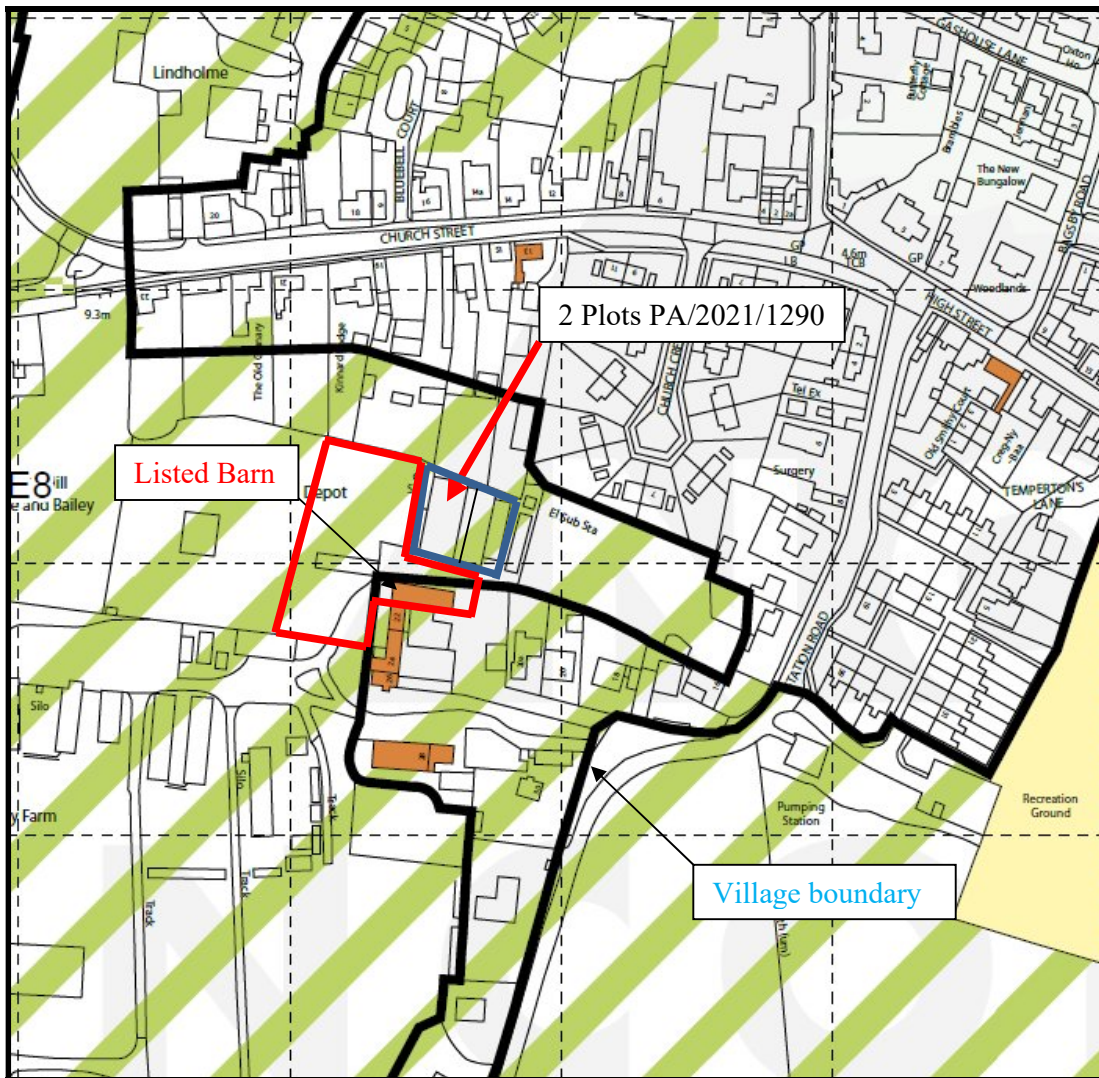
- 3.1 The Local Policy which governs Re-Use/adaption of Rural Buildings for residential use in the countryside is saved Policy RD9 which states that conversions will be permitted if various conditions can be met.
- i) the building is of architectural or historic importance to the rural scene, as the building is a Grade 11 Listed Barn then this condition is met.
 - ii) the building can only be retained if it can be converted to an economically viable use – such as a residential conversion.
 - iii) as the building is redundant then a replacement for it will not be created.
 - iv) the general design has already been approved (PA/2020/1345) therefore it is considered that this condition is met.
 - v) The development will not lead to the loss of protected species see Ecology Report (appendix 1) which has been updated.
- 3.2 Policy RD2 is the policy which governs development in the open countryside the policy states that development in the open countryside will be strictly controlled, but will be granted under various conditions. One of which is for the re-use and adaption of existing rural buildings this therefore covers the residential conversion of the Listed Tithe Barn and also the grant of the two building plots as enabling works for this development to proceed.
- 3.3 The Policy sets out various other qualifying criteria a) to f)
- a) The open countryside is the only appropriate location as the barn is set in the open countryside.
 - b) The development does accord with the appropriate policies.
 - c) The development has been previously approved and therefore can be said to comply with this criteria, the appearance of the 3 dwellings as enabling development would be subject to a Reserved Matters application and would therefore be subject to scrutiny at that stage.
 - d) The development will not be detrimental to residential amenity as the barn conversion has been previously approved and the 2 new plots are located away from any other residential occupier.



- e) The site can be served by Public Transport, a bus stop is a short walk away.
 - f) The 3 plots are located adjacent to other new plots recently approved and thus can be considered as making the best use of the existing and new landscape.
- 3.4 Policy CS6 of the Core Strategy states that “The council will promote the effective management of North Lincolnshire’s historic assets” therefore as this application is to repair and refurbish this Listed Building then to approve two building plots as enabling development to finance the restoration of this historic asset clearly accords with this policy.
- 3.5 The site is within Policy LC14 area an area Special Landscape Interest.
- 3.6 The proposal is considered to enhance the area as it will bring back a mostly collapsed derelict building that plays a significant role in the overall historic character of this group of buildings.
- 3.7 As previously stated the proposal including the area of residential curtilage has been previously approved so it is not considered that the scheme will harm the LC14 Area or context.
- 3.8 In addition, Planning Permission PA/2021/1290 – approval for the demolition of two agricultural buildings and for the erection of 2 new dwellings considered the matter of the LC14 Area and proximity to Kinaird Castle a SAM Site.
- 3.9 The Heritage Statement of Humble Heritage finds that there would be no adverse impact on either the LC14 or SAM. This Statement is entirely relevant to the present application and an updated version is attached at Appendix 3.
- 3.10 The proposal is a sustainable development within walking distance of bus stops and other facilities and amenities provided by Owston Ferry Town Centre it therefore accords with Policies CS1, CS2 and CS3 of the Core Strategy.



Developments Limit Map Owston Ferry



4.0 NATIONAL PLANNING POLICIES - NPPF

- 4.1 At paragraph 47 of the NPPF it states that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 In addition paragraph 84 of the NPPF does state that the use of previously developed sites/land to meet needs in rural areas may have to be found adjacent to or beyond existing settlements, and that the use of these sites that are physically well related to existing settlements should be encouraged where suitable opportunities exist.



- 4.3 Paragraph 117 of the NPPF requires Planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, whilst safeguarding the environment also in a way that makes as much use as possible of “brownfield” land.
- 4.4 Policy 118 says that substantial weight should be given to using suitable brownfield land and support appropriate opportunities to remediate derelict land. Further to promote and support the development of under utilised land and buildings.
- 4.5 The proposal is supported by all the above directions, in addition it will comply with para 127 it will be sympathetic to local character and history and the surrounding built environment and landscape setting, it will maintain a strong sense of place and will add to the overall quality of the area.
- 4.6 Paragraph 189 states that In determining applications LPAs should require an applicant to describe the significance of any heritage assets affected, including the contribution made to their setting.
- 4.7 Paragraph 192 states that LPAs should take account of
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality;
 - c) the positive contribution new development can make to local character.
- 4.8 Importantly paragraph 202 states that LPAs should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefit of departing from those policies.

5.0 ACCESS

- 5.1 Access to the barn and plots will be the existing access as shown on the Block Plan 5 of 6 and will not be altered in any way. This access will be a Private Drive.
- 5.2 This also provides for adequate turning and parking space for two vehicles in respect of the barn.



6.0 DESIGN

- 6.1 The approved conversion had been designed to retain as many of the existing openings as possible in the elevations of the converted building. New openings have also been limited to a minimum in order to maintain the conversion's appearance of a barn.
- 6.2 Therefore please see Approved Plans 1 to 4 dated (now dated 1/2/2024) which are the approved set of drawings in respect of approval PA/2020/1345 and are now re-submitted for approval with the exception of Plan 4 of 4 – the Block Plan which is now superseded as Plan 5 of 6.
- 6.3 The roof covering will be of Clay Pantiles as existing laid over a breathable barrier on new roof timbers, it is intended if possible to salvage all of the existing roof trusses if possible and install it in the construction of the roof.
- 6.4 Plots 1, 2 and 3 the new dwellings have been designed in the vernacular style to mirror the surrounding house and building styles- please drawings 3 & 4 of 5.
- 6.5 External materials to Plots 1 - 3 will be :-

Roof tiles

Marley Lincoln Clay Pantile



Bricks

Furness Chapel Blend



Chapel Blend

6.6

7.0 DOMESTIC/RESIDENTIAL CURTILAGE

- 7.1 This proposed residential curtilage of this proposal differs from the previously approved permission in that as the proposed access driveway passes to the north of the Tithe Barn which reduces the residential curtilage, then this is more than offset by the inclusion of an area to the west.
- 7.2 The additional land is necessary to provide a) adequate residential amenity space for the proposed dwelling, b) adequate parking and turning for vehicles on the site.



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8.0 DRAINAGE

8.1 Foul – mains drainage is available for connection.

8.2 Surface Water – the sub-soil is medium loam and therefore I do not anticipate any difficulty in provision of effective soakaways.

Google Earth Photograph of Site



9.0 JUSTIFICATION of ENABLING DEVELOPMENT

9.1 Referring to the Valuation of the Converted Barn £275,000 (appendix 4b) and the Builders Estimate of the conversion costs £516,000 (appendix 3), it is clear there is a large disparity between the two of **£241,000**.

9.2 What is clear from these figures it that without some form of enabling development then the proposal will not move forward and the listed barn will be lost.

9.3 Thus the provision of three building plots with total sale values of £1,020,000 and construction costs of £550-£600,000 (£1350/sq m) would leave a margin of possibly over £200,000 which may be sufficient to for the development to be successfully completed.

9.4 This justification has been accepted on 3 occasions and it is hoped it will be again. The delay in implementation is due to the knock on effects of the Covid 19 pandemic and we ask the LPA to have due regard to this.

