



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3rd October 2024



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 3rd October 2024 that was received after the Agenda was published.

S24/0569

Proposal: Demolition of the existing grain store and erection of five dwellings

Site Address: Grain Store, Station Road, Twenty, PE10 0AZ

Summary of Information Received:

- Correspondence from the Applicant's Agent including street view visuals of the existing and proposed development.

Representations Received

Applicants Agent:

The Applicant's Agent has responded to the Ward Members Committee call-in request to address the concerns raised:

1. "Size/scale of dwellings - scaled off the submitted plans I can confirm the following.

Existing Barn Ridge – 8.45m

Proposed House Ridge – 8.95m

Although the proposed dwellings have a ridge height of 8.95m compared to the ridge height for the existing barn of 8.45m, this is only 0.5m difference, and isn't really a huge difference given the proposal for the new dwellings is trying to achieve a better configured, visually pleasing and sustainably built dwellings, compared to what we could build as part of the conversion of the existing barn. It is important to note, the existing grains tore sits a lot closer and is more imposing on the current dwellings, compared to the proposed new dwellings.

2. No. of bedrooms - Whilst we note that the current Class Q consent has 4x2-bed dwellings and 1x4-bed dwelling compared to the proposed new dwellings being 4-beds, a 4 bed house is likely to only have two adults in it with a maximum of 2 cars, and a 2 bed house is likely also to have 2 adults in it (a couple) who are likely to have 2 cars, although we appreciate it could be single occupancy. We do not feel that the increase to 4 beds is going to materially increase cars coming and going from the site. As you are aware Station Road is a no through road, with very minimal traffic usage and any increase in car usage is not going to have a material impact on Station Road or even the adjoining Spalding Rd (A151).

It is also important to note that the changes to Class Q permitted development this summer now allows agricultural buildings to be converted into 10 dwellings (increase from 5) and 1,000m² of internal space (up from 865m²). Our client could therefore apply for a change of use under this revised permitted development to not only convert more space (including a first floor and rear extension) but for more dwellings than the proposed 5. As an example, if 1,000m² was converted into 10 dwellings, this would result in 100m² per dwelling, which is easily enough space for 2, even 3 beds. Let's assume all 2 beds, each with 2 cars, this equates to 20 cars. This is the same amount that is envisaged for the proposed 4-bed dwellings, as these would be family homes so 2 adults, assuming 2 cars.

Proposed Houses - Total GIA - 710m²

Existing Class Q consent for conversion of grain store into 5 dwellings - Class Q Total GIA – 676m².”



Existing View from the North



Proposed View from the North



Existing view from the South



Proposed view from the South

Evaluation

Highway issues

The additional response from the Applicants Agent more effectively illustrates the height of the proposed dwelling, when compared to the grain store and existing dwellings within the street by illustrating view from both the north and south of the development site. The planning officer's assessment is that the additional illustrations is that the development would be acceptable in terms of impact upon the character and appearance of the area and would be in accordance with Local Plan Polies EN6 and DE1 and Sections 12 and 16 of the NPPF.

Recommendation

The final comments and drawings received from Applicants Agents support the assessment made by the Case Officer within the main Officer Report, as such, these comments do not alter the conclusions formed within that report.

As such, the recommendation is to authorise the Assistant Director – Planning to Grant planning permission subject to the conditions set out within the main Officer Report.