

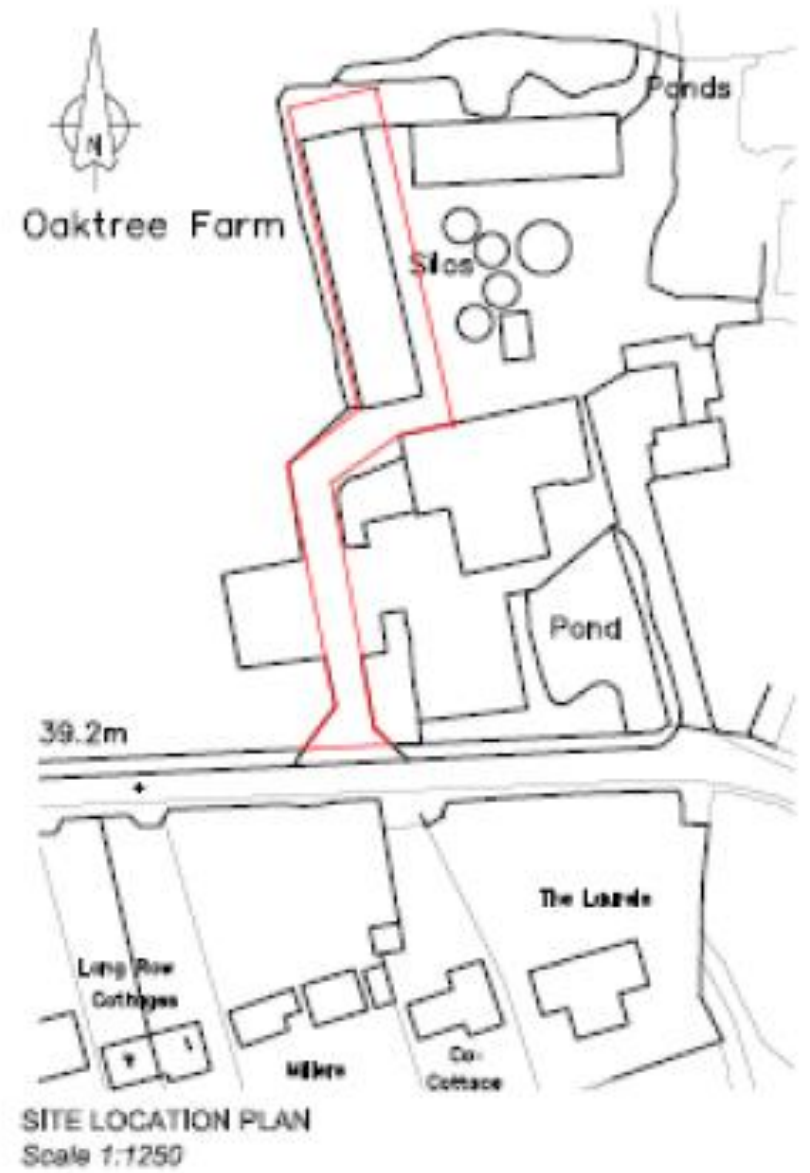
Item: 12

DC/20/2862/FUL

This application seeks full planning permission for the conversion of an agricultural building/barn into two residential dwellings following Class Qa & b prior approval DC/19/0915/PN3, including associated landscaping, with use of existing access.

Oak Tree Farm, Cox Common, Westhall













PROPOSED BLOCK PLAN  
Scale 1:200







Unit 2 curtilage  
Total = 173m<sup>2</sup>

Class Q barn conversion  
(units 1 & 2)  
Total GIA = 375m<sup>2</sup>

Unit 1 curtilage  
Total = 119m<sup>2</sup>

Existing access off  
Wangford Rd

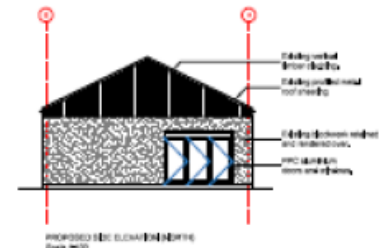
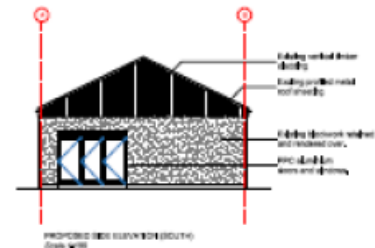
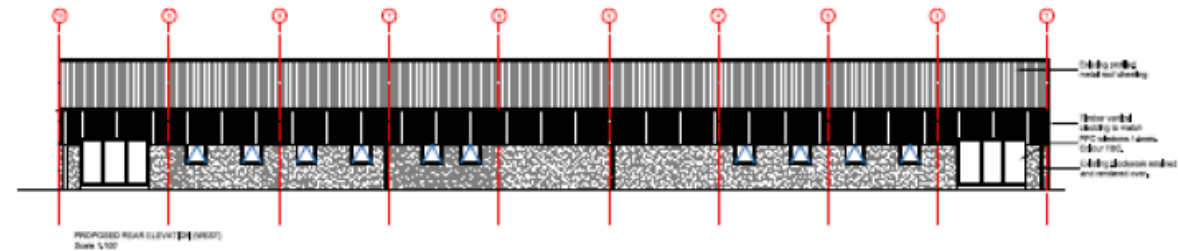
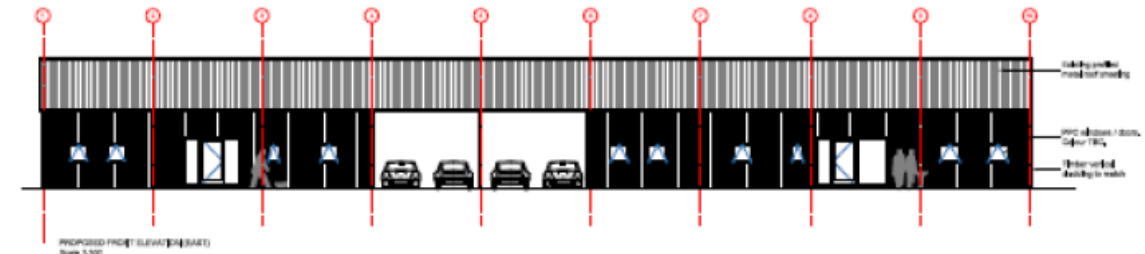
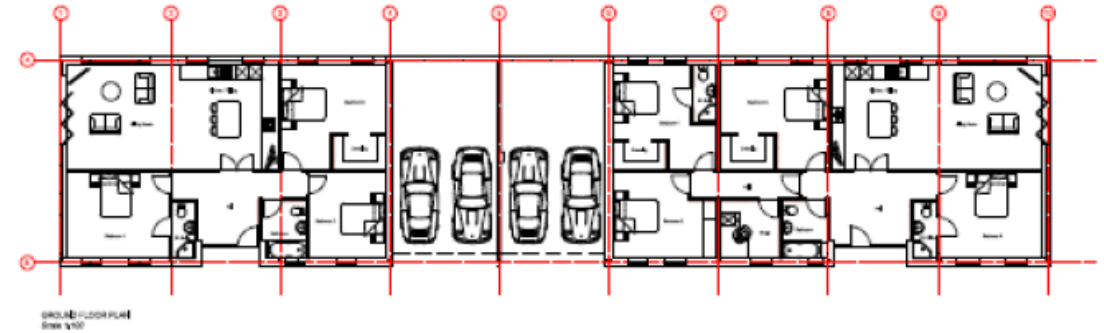
Red Brick  
Barn

Oak Tree  
Farm

Pond

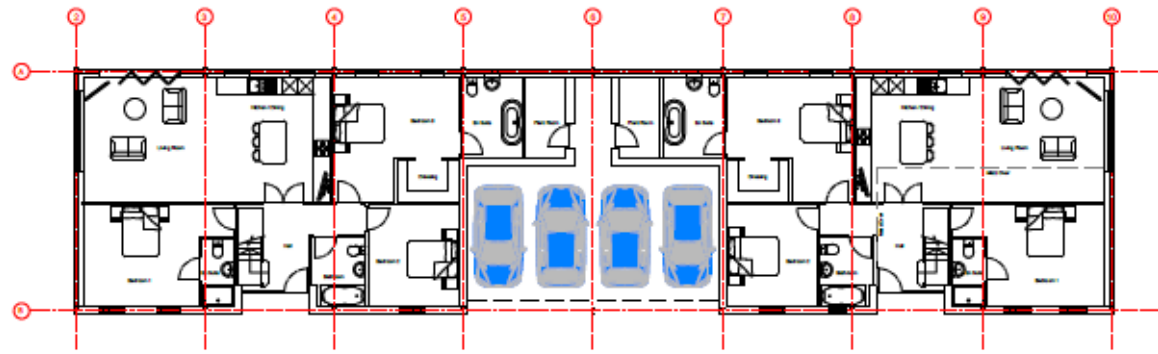
Existing silos  
and structure to  
be demolished

59m Visibility Splay

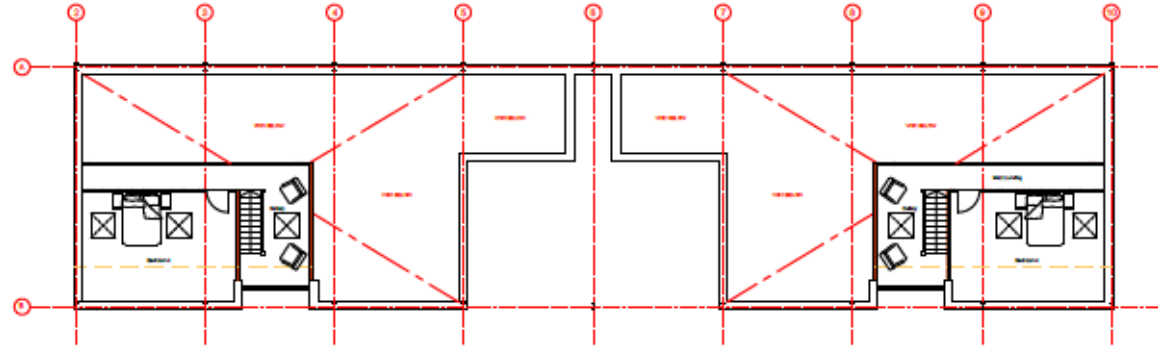




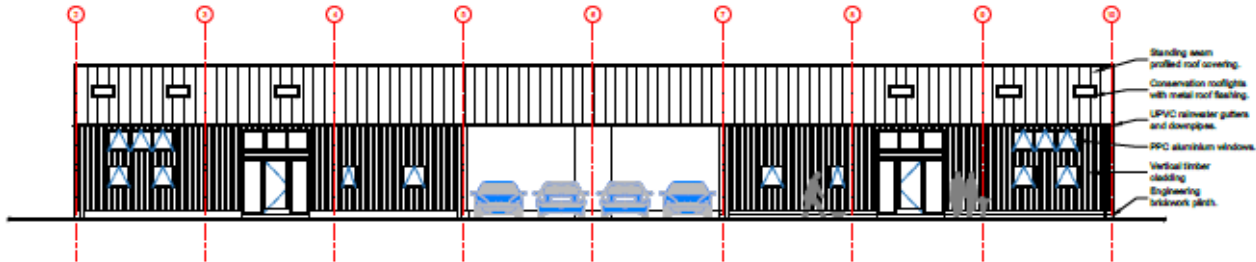




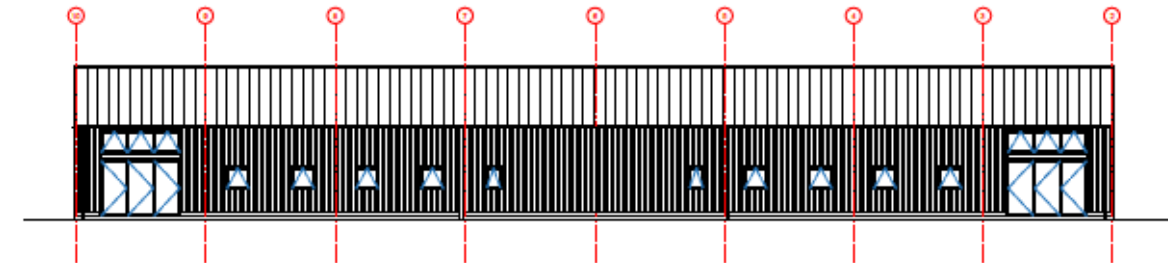
GROUND FLOOR PLAN  
Scale 1:100



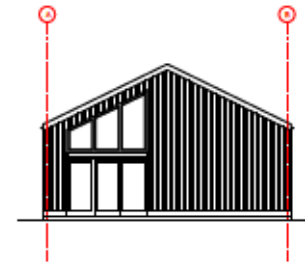
FIRST FLOOR PLAN  
Scale 1:100



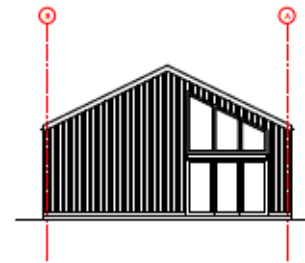
PROPOSED FRONT ELEVATION (EAST)  
Scale 1:100



PROPOSED REAR ELEVATION (WEST)  
Scale 1:100



PROPOSED SIDE ELEVATION (SOUTH)  
Scale 1:100



PROPOSED SIDE ELEVATION (NORTH)  
Scale 1:100

- Standing seam profiled roof covering.
- Conservation rooflights with metal roof flashing.
- UPVC rainwater gutters and downpipes.
- PPG aluminium windows.
- Vertical timber cladding.
- Engineering subwork plans.



# Material Considerations and Key Issues

- Principle of development – Class Q fallback prior approval
- Residential Amenity
- Design of Development
- Highways and Access

[Link to proposed layout](#)

# Recommendation

**Approve** subject to conditions as set out in the report (summarised):

- Three year time limit
- Plans compliance
- Development in accordance with Ecology report
- Landscaping scheme to be submitted
- Removal of PD rights
- Standard ground contamination conditions (investigation, remediation, validation etc.)