

SUPPORTING STATEMENT FOR THE CONVERSION
OF TWO NO. REDUNDANT FARM BUILDINGS
INTO TWO NO. INDIVIDUAL, DISTINCTIVE
DWELLINGS

BURNWOOD HALL FARM

FOR

MR. BILL ADDEY.

THE PROPOSAL :- to convert two number farm buildings into two individual, distinctive dwellings.

THE SITE :- is addressed as Burntwood Hall Farm which stands to the rear of Burntwood Hall Care Centre.

The farm has over an extended period been reduced in size & in work load, currently only farming some thirty acres of arable land. The farm does not deal in livestock farming.

Due to the topography & existing mature planting within the adjacent property the proposal cannot be viewed from any public highway.

SPACE WITHIN THE SITE :- as can be seen from the 1:1000 site plan, there is ample open space which would allow vehicular movement without any detrimental effect to the farmstead & its range of vehicles/machinery.

ACCESS TO & THRO THE SITE :- there is no pedestrian or vehicle rights of way within or thro the site. Access is via a private driveway served by an electric access gate.

SPECIAL DESIGNATION - The application site does not contain any listed buildings, or buildings of special interest but it is adjacent to Burntwood Hall Care Centre which is a building of special designation.

BUILDING CHARACTER - The site consists of a modern farm house with modern farm buildings, to the west of the farm house.

The buildings to be converted are of considerable age constructed of coursed natural stone & blue slate roofs. The buildings are a mixture of single & two storey design.

PLANNING POLICIES - The proposal has taken into account national policy where by - "good design ensures, usable, attractive, durable & adaptable places & is a key element in achieving good development. Good design is indivisible from good planning"
"planning authorities should plan positively for the

achievement of high quality developments, including individual buildings."

" Good design should contribute positively to making places better for people."

" Development must blend with the surrounding in both urban or rural areas."

" works must ensure that the impact of the development is sympathetic to its surrounding area"

" all alterations & extensions should respect the scale, the form, detailing & materials of the original buildings.

" development must be served adequately by existing highways / roadways / access ways.

EVALUATION :-

- a) the site is located within an area served by public utilities, the proposal would not put any further strain on those facilities. Town water & electricity are present on site. Surface water & sewerage would discharge to existing outfalls.
- b) the proposal will have minuscule impact on the area & surrounding land uses, due to existing separation distances & the elevation treatments proposed.
- c) the proposed use would be compatible within the area.

- d) all pedestrian & vehicular access would remain unchanged.
- e) electric gate access to the site assists with Modern standards relating to crime prevention
- f) the proposal does not affect:-
- 1) public rights of way
 - 2) public open spaces
 - 3) emergency services access
 - 4) LA rubbish or recycling "
 - 5) postal or delivery services "
 - 6) any water courses
 - 7) any mature trees or landscaping
 - 8) the everyday farmstead usage.
- g) adequate undercover car parking within the detached building to the western boundary will be designated to each individual property.
- h) there are no proposals for any new external lighting.
- i) door & window openings are of a scale & design suitable for the proposal, as are the external facing materials i.e. natural stonework & roof slates.

CONCLUSION:- care has been given to ensure a good blending of the proposal into its surroundings etc & should therefore in planning terms be considered acceptable.

BMBC's building control will deal with fire safety/disabled access & green issues..