

Amendment to previously approved application 2011/0638 to convert from a dormer bungalow to a traditional pitched roof farm house.

DESIGN AND ACCESS STATEMENT

DESIGN

USE:

Proposed principle farmers house

AMOUNT:

The proposal amounts to 1 dwelling which is subject to a further planning application for amendments to an approved scheme

LAYOUT:

The dwelling shall have principle elevations front and rear there are no overlooking issues.

SCALE:

This application recognises and is sympathetic to the original approval with no increase in overall floor space dimensions .The proposed footprint occupies that of the approved dwelling currently under construction

APPEARANCE:

Traditional farmhouse, design within agricultural setting.

Stone external walling, with heads and cills under a traditional pitched roof. Amended design to move away from the approval of, a chalet style dormer bungalow that is considered to be out of character and style with that of other farm yard buildings.

LANDSCAPING:

The dwelling will be sited adjacent to existing wooded areas and buildings used for rearing livestock

ACCESS:

Existing access onto the site is from Baggerwood Hill by way of a private access. Visibility onto the highway is good in all directions. There are existing on site parking facilities for at least 4 cars all of which will remain during and after construction

All external provision i.e.: entrance platform and steps shall meet the requirements of Building Regulations approved document M. Access for fire fighting is in accordance with Building Regulations approved document B5.

AMENDMENTS TO APPLICATION 2011/0638:

To create a traditional farmhouse, in rural surroundings as a departure from the approved chalet style bungalow.

To be more aesthetically pleasing and an enhancement on the original approval

Eaves height to be lifted by 1m of external masonry walling sitting the windows under the soffit

Porches and window design to be as previously approved