

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PLANNING APPLICATION FOR 'CHANGE OF USE' FROM
PART B1 USE TO RESIDENTIAL.
CARLECOTES BENTS, BENTS ROAD, CALECOTES,
DUNFORD BRIDGE.**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is a relatively isolated moor-land location and the nearest neighbouring property is a farm lying several hundred metres away to the south.

Site

The building is currently vacant but was formerly a barn that has been converted and extended in the past to form a residential dwelling with part of the accommodation having a B1. Approximately 26sq m is allocated as B1 use class.

A detached garage, drive and turning space also exist.

The proposal is for a 'change of use' only, to remove the B1 use and transfer this to residential. The intention is to achieve a full residential dwelling use only. No building works are proposed as part of this application.

Social

The proposed change of use will remove a restriction that currently restricts the potential enjoyment of the future occupants.

Economic

If this application is approved it will allow the building to have full residential use removing the current business use class from the premises.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the minor nature of this application and the fact that no building works are proposed, consultations with community members were considered not to have been necessary.

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DESIGN

Use

The site is a small residential dwelling with part B1 use.

Amount

The proposal for a change of use will not involve any building works but seeks to remove the B1 use class retaining full residential use to the building / site.

Layout

As this application is for a change of use only there are no proposed changes to the existing layout either in terms of the building itself or it's associated external spaces.

Scale

The scale of the building and it's relationship with it's surroundings will remain unchanged.

Landscaping

There is no intention to vary the existing situation in respect of landscaping.

Appearance

The external appearance will remain unchanged.

Access

The existing vehicular access to the site is from Bents Road and this will remain unchanged.

Car parking areas are already allocated to the building and these will remain unchanged.