Change of use redundant agricultural building to residential – Lower Falthwaite Farm, Hood Green for John Cowgill 2024/0647

Planning Statement policy GB3 in support of the application for change of use of existing single storey stone built agricultural building now redundant due to unsuitability for use due to changing farming methods.

The existing building built in approximately 1850 is of a size to be considered suitable as a single storey dwelling with only a small addition of an entrance porch facing into the farmyard together with a sitting out area leading out from the proposed living area and facing south.

The building being a considerable distance from Falthwaite Green Lane, would have little difference in appearance and would be in keeping with the local character.

A 5 bay general purpose portal frame building is being erected to replace former agricultural buildings which were no longer fit for purpose and demolished several years ago.

There is no strong economic reasons why such a development be inappropriate and residential use would be the best way of maintaining and improving the character and appearance of the building than any other use.

A grassed area to the south of the existing farmhouse and the building, the subject of this statement, has been regularly mown to keep in a tidy maintenance state for the last 25 years and there is no intention to make any alteration to this procedure.

4 September 2024