DMA

Design Management Limited

Design & Access Statement

Application: CHANGE OF USE OF A REDUNDANT AGRICULTURAL BUILDING INTO C3 USE CLASS ANCILLARY DWELLING

Address: HILL TOP FARM,
HILL TOP LANE,
GREEN MOOR,
S35 7DQ

Agricultural Holding Number: 47722001701

1. Introduction

This design & Access Statement has been prepared to accompany the change of use of a redundant agricultural building into c3 use class ancillary dwelling at the above address.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The application is for the conversion of an existing redundant cow shed which is situated in a one storey stone built extension to the original farm buildings into a one bedroom ancillary dwelling for a family member who works on the farm but could also be used for temporary / permanent farm workers in the future.

The site consists of a working farm of approximately 50 acres and three generations currently live and work on the farm. The existing dwelling houses on site are now too small to cater for the family hence the need for additional accommodation.

This statement should be read in conjunction with the application form and accompanied plans.

2. Assessment - Site Location

The site is located off Hill Top Lane and is within the green belt area. The building is sited at the end of the original old stone built farm buildings and a more modern metal clad barn. The re-use of the original building is seen as the best way to provide the required accommodation without causing harm to the green belt. The removal of one bay of the metal clad barn is to provide light to the dwelling and is seen as a positive contribution to the green belt.

3. Movement & Circulation

The movement & circulation will not have a diverse affect due to the development.

4. Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant.

The proposal makes appropriate use of the area allocated for the proposal.

Subject to all necessary approvals being in place the development would commence immediately.

5. Design Proposal

The following points have been considered:

a. The site comprises of an area of land which is suitable to accommodate the proposal.
b. The setting and character of the site is to remain as existing apart from the addition of the proposal
c. Parking provision and requirements are as mentioned
d. Not considered being disproportionate additions
e. Materials choice is to match the existing apart from the new doors and windows including the Velux type roof lights
f. Form, bulk and general design being in keeping and by the material choice minimises the impact on the green belt.
g. The foul water drainage would be to main drainage
h. The surface water drainage would be via a soak away

6. Appearance

The general form and layout of the proposals has already been described and is as indicated on the application plans.

The proposal can be seen from the main road.

7. Access

Pedestrian and vehicle access to the site will be unaffected.

8. Neighbourhood Consultation

To our knowledge the applicant has been in contact with their immediate neighbours to discuss the proposal and has highlighted no issues.

9. Summary

The approach taken for this application has been practical based upon the assessments and taken into account the issues raised through consultation and related guidance.

The existing character and appearance of the property accompanied by the surroundings has been taken into account therefore on the basis of the information provided - a grant of outline planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the local planning authority.

DMA

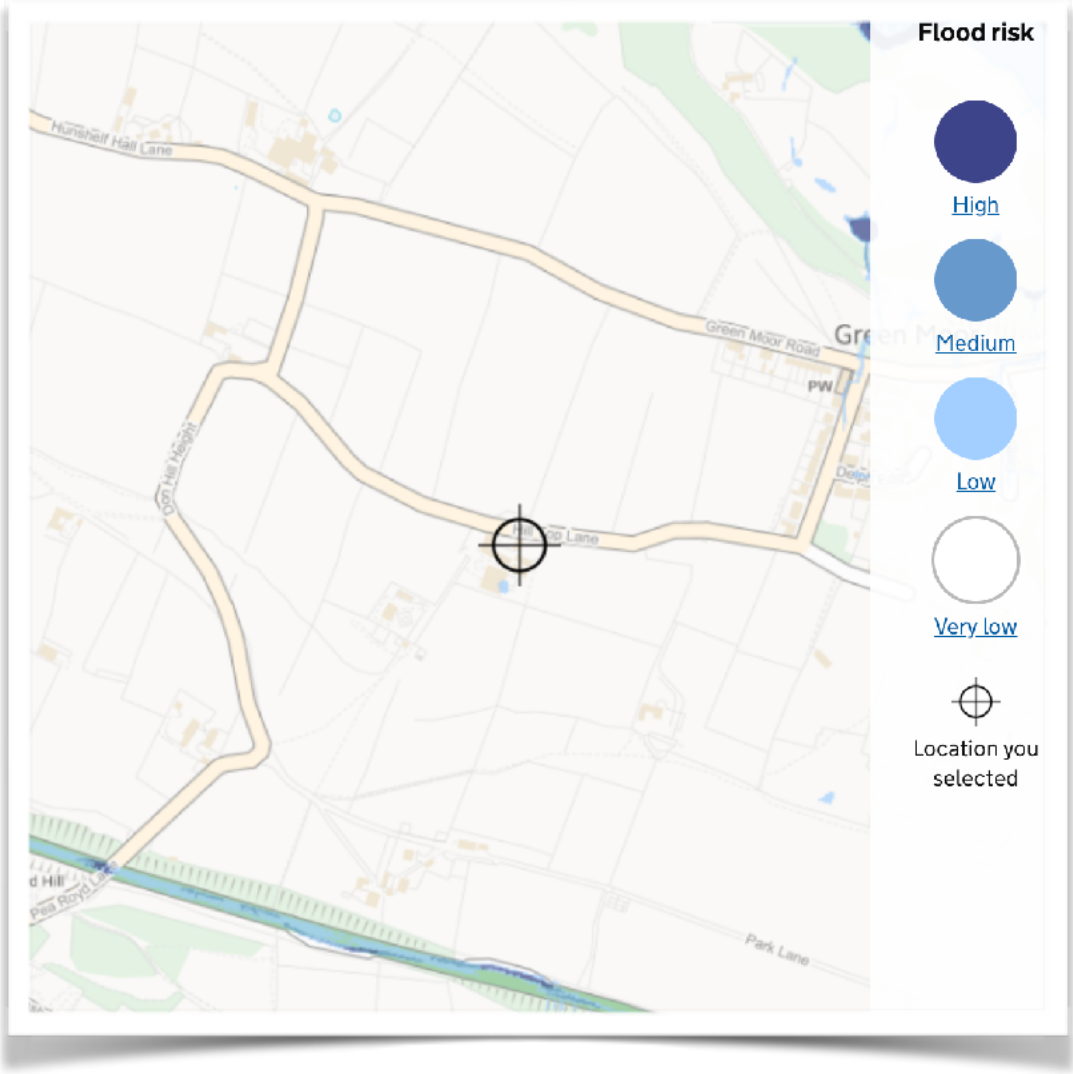
Design Management Limited

10. Flood Risk

Flood Risk

A site specific flood risk assessment is not deemed necessary as shown below by the extract from the Environment Agencies flood risk map, which clearly indicates the site os not within a flood risk area.

By the use of an existing building and the small nature of the development by the inclusion of this new dwelling this will not increase the flood risk elsewhere.



11. Photographs



View looking into barn from farm house side



Front elevation



Side elevation of existing barn

DMA

Design Management Limited



Side elevation

DMA

Design Management Limited



Rear Elevation