

DESIGN AND ACCESS STATEMENT

Mr & Mrs G Church

Brook Farm
Longsight Road
Clayton-le-Dale
BB1 9EX

Revision A - 27 March 2013

Proposed Change of Use from 4no Holiday Apartments to 2no Residential Dwellings
and the addition of 1no 4 Bedroom Dwelling with Detached Garage.

Introduction

As Agent The Fowler Partnership has been appointed by the Applicant Mr & Mrs G Church to obtain Planning Permission for the above development. Advice from the Local Planning Authority suggested that a Pre-Application Advice submission should be made.

This application is made as a result of that pre-application advice and this Design and Access Statement is intended to support and form part of the application as required by current planning legislation and should be read in conjunction with the submitted drawings and other relevant material.

Context

The Applicant currently occupies the dwelling Brook Farm and runs the business of 4no holiday apartments in the former barn. Planning Permission for these units was obtained in 2001 and has a Section 106 Agreement in place as part of the permission.

The applicant's circumstances have now changed and they would like a Change of Use for the holiday apartments to make them into 2no residential dwellings. There will be no physical changes to the building, access or car parking areas.

In addition to this the applicant would like to erect a further 4 bedroom detached dwelling with a detached double garage within the garden of Brook Farm utilising the same access off Longsight Road to serve all four properties including Brook Farm. The overall outcome will reduce the traffic from the existing access which will then serve only four properties rather than five. The use of the access will also then be by permanent residents rather than holidaymakers who are unfamiliar with the entrance and highway conditions so making it a safer situation.

Similar properties have recently been completed on sites adjoining Brook Farm. Photographs are included with the application to show these and the highway.

Design Principles

The existing barn incorporating the holiday apartments will not change externally but will be remodelled internally to create the two permanent dwellings.

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The new dwelling and garage will be built using materials to match those of Brook Farm and Barn.

The existing access will be surfaced at the entrance point using a bound material rather than the loose material currently on site in line with the requirements of the Highway Authority.

Amount/Layout

The Change of Use will not affect the size of the present barn but the number of units will reduce from 4 to 2.

Brook Farm will not change.

The new dwelling is shown as 164 sq.m. with a garage of 30 sq.m.

Scale

The proposal has been developed from the outset with the consideration of adjacent buildings. The surrounding developments include recently completed 2 storey dwellings. The proposals have been kept to a scale sympathetic to these surroundings and are of similar proportions to the existing buildings on the site.

Landscape

Landscaping is affected very little although some small existing trees will be removed along the rear boundary in order to extend the driveway to the new dwelling. An Arboricultural Impact Assessment is included with the application.

Appearance

The design of the new dwelling is in keeping with the existing property and materials to be used on the development include natural stone, painted render, painted timber windows and blue slate roof.