

**Change of Use of Existing Tractor Store to Garage and Relocation/Re-building of Existing  
Agricultural Store to Form New Tractor Store  
Higher Carr Barn Farm, Longsight Road**

**Introduction**

The site is part residential and part agricultural. The agricultural part of the site is the subject of this application but this will in turn have a benefit for the residential aspect in terms of highway safety.

The site has two vehicular access points from Longsight Road, both serve the agricultural use but only one serves the residential use. Once through the residential access point the turning space is restricted by the existing agricultural barn.

The agricultural barn is in poor condition and requires repairs. Rather than repair the barn in-situ it is felt that the better solution would be to rebuild this a little further to the east.

The applicant has made an approach to the planning department about this and has been advised he needs to submit a full planning application.

The existing site layout (EAD\_163\_P\_01) shows the existing arrangement on site. The store in the rear garden was approved as a tractor store and the store to the east of the dwelling was to be removed and replaced by a garage under applications 3/1997/0821 and 3/1998/0403.

The garage was never built and the store remained. The store in the rear garden is not of adequate size to house the modern agricultural machinery.

**The Proposal**

It is proposed to rebuild the agricultural store located to the east of the dwelling by approximately 8m to the east as illustrated on the proposed site layout (EAD\_163\_P\_02).

The barn would be of the same size in plan and 300mm taller to allow for the correct size door to support access for agricultural machinery.

As can be seen on the proposed site layout this would provide more space between the dwelling and the agricultural barn to facilitate the safe manoeuvring of vehicles on site so they can drive out in a forward gear. It would also allow better vehicle access to the store in the rear garden that would then be used a domestic garage.

The proposal would effectively combine the results of the two previously approved applications (3/1997/0821 and 3/1998/0403) which provided a machinery store and a domestic garage. The result would be an improvement on the situation that would have arisen from the two previously approved applications as it keeps the residential and agricultural uses separated unlike the current situation.

**Design**

The design of the proposed building is of the same size in plan and 300mm taller to allow for a 3m high roller shutter door to be fitted. This is required to support access for the existing machinery. This minor difference will not have any detrimental visual impact on the setting.

In fact, as the building will be constructed using a steel portal frame and will be clad in colour coated profiled steel sheeting it will provide a significant aesthetical improvement on the existing building with a much improved life span.

### **Ecology**

A preliminary survey has concluded there is no evidence of bats on site and this is further supported by the fact that there were no bats found during the conversion of the original barn. However, a swift nest box could be added to the building for bio-diversity if required.

### **Drainage**

The existing building has rainwater goods collecting surface water from the roof and this is discharged to the natural drainage ditches to the north of the site and then to the Brook. The proposal will have no impact on this as it is the same sized roof area that will connect to the existing below ground drainage.

### **Highways**

The proposal will have no impact on highways as the scheme is to replace an existing building. However, the re-siting of the building will provide an improved manoeuvring facility within the site which will improve highway safety as there would be no situation where a vehicle has to reverse out on to Longsight Road.