

## **Supporting Statement For Proposed Development at Whitecroft Barn**

### **Whitecroft Lane, Mellor, BB2 7HA**

#### **Introduction**

The client has recently purchased the above property which is a previously converted barn. The client proposes to renovate the property including the reconfiguration of the internal layout which requires alterations to some existing window/door openings, along with the insertion of 2 no new window/door openings and 6 no roof lights.

The proposals aim bring the standard of accommodation up to modern day requirements whilst improving the connectivity between the dwelling and the garden.

#### **Existing**

The existing site is located on Whitecroft Lane, Mellor as identified by the red line on the image below.



*Image 1: Extract from Google Maps*

The site measures 1190m<sup>2</sup> and is located within the Green Belt. The existing property is a converted barn that was approved under application ref: 3/1984/0073. The property is constructed of natural stone with a dual pitch concrete tiled roof over one section and a dual pitch asbestos sheet roof over the other.

The property currently comprises of lounge, dining room, kitchen, games room and study on ground floor with a utility room and workshop/store to the rear. On first floor there are 5 bedrooms and a family bathroom.

### **Planning History**

On reviewing the planning history at RVBC offices there is an unanswered query regarding the workshop/storage area shown on the existing plans accompanying this application. It was questioned whether this area was being converted as part of the planning application (ref: 3/1984/0073) but the answer to this couldn't be found within the information available.

However, looking at the building as it is now it is clear that it has been converted. The large barn opening has the same style timber framed windows with lead pattern glazing indicating that this work was carried out at the same time. The flagged floors and connecting door to the games room also confirms this is extended residential use connected to the habitable accommodation of the dwelling.

Whether this was part of the planning consent or not must now be considered irrelevant as the associated residential use will now be deemed lawful with the passing of time. The work was carried out in the 1980's so is well over 30 years old which would deem it lawful.

There is a second application on file which is application ref: 3/1986/0551. This application was for a change of use from a residential dwelling to an elderly care home. This application was refused. Within the records there were notes to say that the building had a restrictive covenant for use as a single residential dwelling only.

This again would be further evidence that the building is in full residential use and the former agricultural use has ended with no other use permissible for this part of any part of the building.

The reason for noting these points is to confirm the application as a householder planning application.

### **Public Right of Way (PROW)**

It is known that there is a public right of way through the site. This was considered under the original planning application to convert the building so is not a consideration for this application. However, to ensure the works can be carried out safely the client has obtained a temporary closure with LCC.

### **Proposed Development**

The client proposes to renovate the existing building as it is looking tired. As part of the renovations the client proposes to reconfigure the internal layout to extend the habitable accommodation into the workshop/storage area. The client has no use for the workshop/storage area and would like the dwelling to connect better with the rear garden area.

The internal layout will be completely removed so a modern-day layout can be provided to suit the clients needs.

On ground floor there will be an entrance hall that utilises the large-glazed opening on the east elevation. This will have a double height section to create a light and airy space. From the hall there will be a boot room and home office as well as a ground floor en-suite bedroom for the owners grandma to live in. Also within the ground floor of the former living space is a prayer/music room and lounge area. Extending the habitable accommodation into the former workshop/storage area is a large open plan family dining kitchen and living area which will open up on to the rear garden. The former utility room (which was previously the reception hall when first converted) provides a prep kitchen, toilet and boot room for people using the rear entrance.

On first floor the accommodation has been laid out to provide 4 large en-suite bedrooms, with laundry room and separate bathroom as the en-suites only have showers. There is also a games

room on the first floor which is a gallery area in the former workshop/storage area. Alongside this is a store and a religious relic room.

The reconfiguration of the internal layout provides the same accommodation which currently exists within the same volume of building. These changes provide the accommodation the clients family needs and suits modern day requirements within a large dwelling.

There is no change to the site layout as the building hasn't changed, the same drive access will be used, as will the same parking area and garden space. The internal changes just allow for better connectivity to the outside space which was is a real problem for family living as parents can't watch their children play in the garden.

As part of the renovation works all the existing windows will be changed for new aluminium framed casement windows. These will be designed with traditional glazing bars appear to remain in keeping with the property but will provide a maintenance free aspect and will therefore retain their quality appearance for longer.

The asbestos sheet roofing over the workshop/storage area and utility room will be replaced with a new concrete tiled roof to match the existing tiled roof over the other part of the building.

The north elevation window openings will all be retained as they are so there are no changes proposed to the road facing elevation.

On the east elevation the existing entrance door will be changed to a window and the large full height window will be changed to a door. All other openings will remain the same but with new windows fitted.

The south elevation will see the introduction of a large opening with sliding doors to connect the inside living space to the garden. All other openings will remain the same with new windows fitted. This area has been covered with ivy until recently as can be seen in the photo below. The new opening proposed will offer significant benefits to the family whilst allowing better surveillance of the whole site from within the house.



The west elevation will see the introduction of one opening. It was originally planned to reinstate the previously infilled opening to provide natural light to the kitchen, but the existing position is too far away from where it is required. It has therefore been relocated to be central in the kitchen and will act as a window seat. All other openings will remain the same with new windows fitted. The area is a significant distance from the neighbouring property so doesn't present any privacy issues.

The changes to the building exterior are minimal compared to the scope of internal works, the client is keen to retain the buildings appearance as much as possible

but these few changes are deemed necessary for a successful outcome in improving the dwelling.

The changes would normally be permitted development but as these rights have been removed under the planning application 3/1984/0073 a further application is required to address these changes.

### **Conclusion**

Whilst the works proposed are significant in scale to the client the extent of works relevant for planning are relatively minor and would typically fall under permitted development. There are improvements being made to the property in terms of new windows and replacement of the asbestos sheet roof. It is considered that with these improvements the addition of 2 no new openings and 6 no rooflights will not have any detrimental impact on the building and that planning approval should be granted.