

**PROPOSED CURTILAGE AMENDMENT, EXTERNAL
RESIDENTIAL STORE AND AGRICULTURAL BUILDING**

AT

**THE BARN AT GREENGORE
DESIGN STATEMENT**

FOR

PLANNING SUBMISSION

JOB: 7042

from concept to creation...



1.0 OVERVIEW

1.1 This application is prepared on behalf of the new owners of The Barn at Greengore, Mr and Mrs Bolton. The relate to three main elements which are itemised and listed below which follow a positive pre-planning application process confirming the proposals are acceptable.

2.0 PRE-PLANNING APPLICATION

A pre-planning application was submitted in June 2024 with a subsequent meeting in October 24. The initial proposal was discussed with the conclusion and acceptance from the Council relating to the items which form part of this application which relate to the extended curtilage, proposed residential store and agricultural building principle and location.

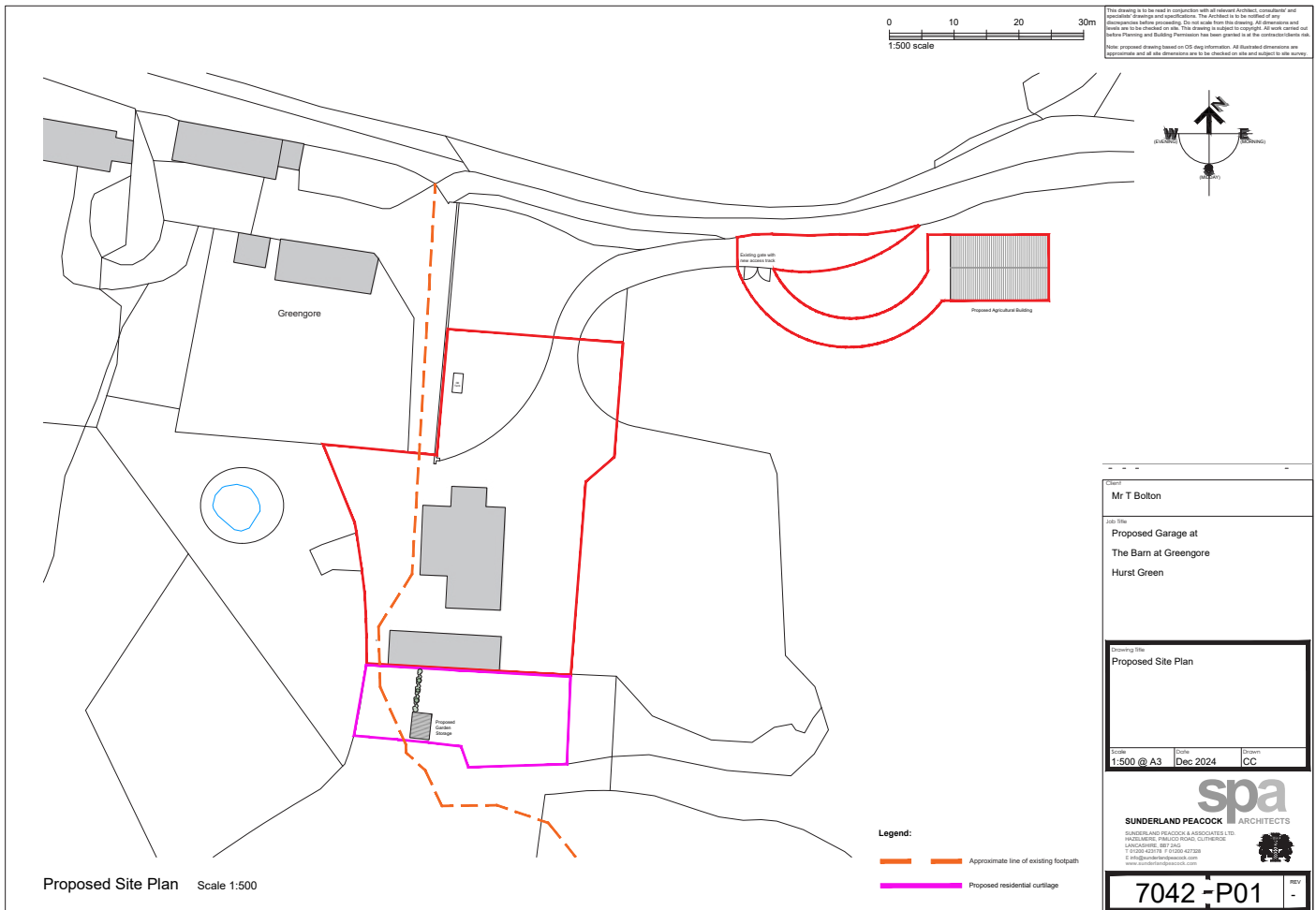


Fig 1. Site plan illustrating curtilage boundaries.

3.0 CURTILAGE

3.1 As illustrated in figure 1 the red line is the current residential curtilage. Following the installation of the agricultural fencing and planting, the natural boundary of the property which has been established, it is requested the purple highlighted area in the drawing is included as part of the existing residential curtilage.

4.0 PROPOSED RESIDENTIAL STORE

4.1 The application seeks a new residential store for the barn conversion and associated storage purposes. The converted residential barn does not have any external buildings for residential storage and amenity capabilities. Having reviewed the site opportunities as well as the surrounding considerations such as the listed Greengore building, and following the pre-application process, the new store will be positioned to the south-west of the existing barn. It

will accommodate the existing footpath position to the west to ensure it is not obstructed.

This is an essential space required for the property for housing residential items such as lawn mowers, bicycles etc.

The building will be timber clad externally with a membrane roof to ensure it is subservient to the existing building and rural in external aesthetic.

5.0 AGRICULTURAL BUILDING

5.1 As illustrated in figure 1 this application seeks approval for a new agricultural portal frame building for agricultural purposes of the associated land. It will be located to the north east and accessed from a separate track. The design will reflect a traditional portal frame building with low level block walls and timber cladding above which is a common aesthetic in the rural area.

6.0 CONCLUSION

6.1 In conclusion, the new owners seek approval for the associated items included in this report as well as illustrated in the supporting drawings. Each item has been fully considered and designed to reduce any impact on the landscape and listed buildings and has associated support at pre-application stage for the proposals.

