# PROPOSED EXTENSION AND ALTERATIONS TO PELHAM FARM, BOTTOMHOUSE, LEEK, STAFFS FOR MR & MRS M DEAVILLE.

## PLANNING APPLICATION
## DESIGN AND ACCESS STATEMENT

**JOB NO 3020**
**December 2016**

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## Use of the development and relevant planning considerations:

The proposals involve converting an existing disused barn into living accommodation to form an extension to the existing attached house.

The proposals have been prepared with due consideration being given to Policies B21, H13 and N2.

## Site Analysis:

The building is two storey stone built comprising of mainly barn and shippen with attached living accommodation.

The fenestration is such that there are ample openings forming door and window openings with no need to form new penetrations of the walls. There is also historic evidence of several rooflights (see attached photographs) which were removed when the building was re-roofed.

There is an unsympathetic single storey extension to the living accommodation consisting of concrete block walls and flat roof.

**Design concept and principles:**

This application is for the conversion of part of the existing barn/shippen to form Entrance Hall, Kitchen/Dining Room and Breakfast Room with Bedrooms above, along with the demolition of the unsympathetic single storey extension and erection of a substantially glazed Sun-Room.

The finished project will provide a well proportioned family home.

**Design Solutions:**

The design of this proposal as with all good architectural design has arisen out of meeting the functional needs and financial limits of the client, whilst at the same time ensuring that a 'well planned' developments results.

Functional need

The conversion and extension creates a home of sufficient size to accommodate a growing family and safeguards the portion of the building that could easily fall into disrepair.

External appearance

The conversion has been designed so that no new openings are formed in the walls, therefore retaining the integrity of the buildings agricultural identity.

The Sun-Room glazing is to be constructed from hardwood with the main structural members being of substantial section to suggest an agricultural style

**Consultations:**

The need to make this application has arisen from the omission of the discharge of conditions of Planning Permission 09/00072/FUL before the expiration of three years from the date of that permission, the works having commenced in late 2016.

In the preparation of this application, discussions have been held with Teresa Critchlow (SMDC Development Control).

**Community Involvement:**

This is a relatively minor development and in order to control development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither planning law nor the Council's Statement of Community involvement (SCI) requires any such consultation.

The applicant is however prepared to meet and show around their premises any member of the public or elected member who wishes to understand more about this proposal.

**Access:**

The site is in an existing established location with the local highway network providing good vehicular access to the property.

The building has been designed to comply with the building regulations and will accordingly meet all requirements with regard to disabled access.

Aerial Photographs



