ARCHITECTURAL & ASSOCIATED SERVICES

Mill House
Springs Bank
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Stoke - on - Trent
Staffs
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PLANNING STATEMENT FOR PROPOSED CHANGE OF USE OF EXISTING WORKSHOP TO RESIDENTIAL ACCOMMODATION, ANCILLARY TO EXISTING DWELLING.

The application is for the change of use from a workshop to living accommodation, ancillary to the existing dwelling. The building in question was granted planning permission to convert from a barn into a workshop in 2000. Application number SMD/2000/0962
The conversion was commenced but not fully completed.
Circumstances have changed over the years and it is now considered a requirement to convert the workshop to living accommodation ancillary to the existing dwelling to enable elderly relatives to be cared for.

AMOUNT OF DEVELOPMENT
The building is existing and the conversion will be carried out without the need for any extension.
Elevational treatment will remain. Existing openings will be fitted with new timber windows, in keeping with the existing windows on the site.

LAYOUT
Internally the layout will be changed to form living accommodation, supplementing the existing walls to provide additional rooms as required.
Existing entrances will be retained to gain access from both the front and rear of the building.

SCALE
As there are no extensions the scale of the building remains the same.
It is therefore considered that the proposal sits comfortably on the site and within its surroundings.

LANDSCAPE
None anticipated.
Existing hard and soft landscaping will remain apart from minor tidying up around the perimeter of the building.

APPEARANCE
The general appearance of the “barn” will remain the same.
Additional Conservation rooflights will be incorporated in the existing roof to provide the required natural light in the first floor rooms.
Traditional materials will be used throughout, again providing some consistency.

ACCESS
The existing access to the front of the premises will remain.
This is shared with the main dwelling on the site and will not alter.