DESIGN AND ACCESS STATEMENT

Sheepwash Cottage
Caverswall
Staffordshire Moorlands

Material Change of Use for the Siting of a Static Caravan

as per The Caravan Act 1968 (amended 2006)

LORIMER ESTATES LIMITED

Planning Design and Access Statement

Sheepwash Cottage, Caverswall, Staffordshire Moorlands

1 Introduction

1.1 I have been instructed by Steven and Karen Champ, the owners and the occupiers of the above mentioned property, to prepare and submit a planning application for the demolition and removal of an existing metal industrial barn construction and for its replacement by a log cabin to comply with the requirement as per The Caravan Act 1968 (amended 2006).

1.2 I am a Development Surveyor and property consultant working in private practice and am the Director and Principal of Lorimer Estates Limited based in Brailsford, Derbyshire.

1.3 The proposal is now submitted following on from Full Permission for Development application number 08/01235/FUL, pre-application discussions having been with Robert Duncan of Staffordshire Moorlands District Council and a site visit. This further application is to enable the dimensions to be altered to enable three bedroomed accommodation to be made available to enhance the requirement for family holiday accommodation.

1.4 The caravan is to be used for holiday letting as part of an existing caravan/camping business that has been carried out on the site for many years and is not to be used as a permanent dwelling.

2. Site Context and Evaluation

2.1 Physical Context

Sheepwash Cottage, Caverswell is an isolated detached modern post war dwelling standing in its own grounds and to the north east corner there exists a barn/industrial storage shed of metal construction. The barn is at present lightly used for storage purposes and has some fire damage to the western elevation.

2.2 The immediate area surrounding the barn/storage property is hedging to the north and the east both of which are to be retained in their present state. The siting of the proposed caravan is to be on the footprint of the barn/storage unit as per the illustration supplied with the application. The total volume area of the proposed caravan is 20m x 6.7 metres with a height to eaves of 2.6 metres; this equals 348.4 cubic metres. The existing building has a total volume of 14.5 x 7.5 metres and a height to eaves of 5.5 metres equalling 598 cubic metres. The internal area will therefore be significantly smaller, not taking into account roof pitch areas. The floor area of the existing building is 108.75 square metres and the proposed caravan is 134 square metres.

The proposed caravan therefore has significantly less volume and marginally more floor area thereby giving a less intrusive effect. This will have significant benefit in terms of the impact on the openness of the siting.

2.3 The access to the proposed caravan will be exactly as is the access at present travelling east of the main dwelling from the highway. Parking will be to the east and north of the caravan between it and the established hedge. It is anticipated that the existing fencing to the western boundary will be replaced by a picket wood fence thereby being in keeping with the rural setting.



From the southern elevation



From the western elevation

2.4 Social Context

The site has been used for many years by the Camping and Caravan Club Limited, under paragraph 5 of the First Schedule of the Caravan Site and Control Development Act 1960, as a caravan site for recreational purposes for members of the Camping and Caravan Club. It is anticipated that continuance of use under this licence will be ongoing with the static caravan site as an additional facility and to comply with the requirements of the Camping and Caravan Club in this context.

2.5 Over-riding Planning Policies

The site is situated in Greenbelt Policy N2 to N7 and Special Landscape Area Policy N8. The proposed change of use is to direct the existing use, which is not in keeping, and to comply with the prevailing more appropriate development incorporated in Greenbelt policy, and to materially and positively influence the high quality landscaping given siting, scale, design and materials particularly in relation to Policy N8. In addition and the over-riding Policy R17 for tourist accommodation, the change of use is closely related to existing tourist development and the scale which can easily be accommodated into the local landscape and easily accessible by range of means of transport.

3. **Summary**

The proposed change of use represents an enhancement of the existing setting by way of the removal of the obtrusive and out of keeping building and its replacement by holiday accommodation which will enhance the rural and established setting. The impact on the rural environment will be minimal in comparison to the existing arrangements, and the access and parking of vehicles will remain unchanged but parking in particular will be more orderly and cars serving the occupiers of the proposed property will be more clearly managed.

In short, the change of use provides for an accessible and sensitive environment in the overall context of the existing use and prevailing policy requirements.

Hugh Stevenson
Lorimer Estates

7/09/09.