

[illegible]

THE BARN IS CURRENTLY A 423 M2 COW SHED AND IMPLEMENT STORE. THE PRE DETERMINATION APPLICATION RELATES TO THE CONVERSION OF 337 m2 OF THIS SPACE INTO A DWELLING. A SMALL PART OF THE BUILDING WILL BE RETAINED FOR THE CURRENT IMPLEMENT STORE USE. OF THE 337m2 COVERED AREA, 260m2 OF SPACE WILL RELATE TO ACCOMMODATION WITH A DOMESTIC GARAGE AREA, PROPOSED TO THE REMAINING SPACE SO AS TO REDUCE THE NUMBER OF CARS PARKED EXTERNALLY WITHIN THE COURTYARD. THE CURRENT PERMITTED RIGHTS ALLOW FOR EXTERNAL AMENITY SPACE THAT IS NO MORE THAN THE EQUIVALENT AREA TO BE CONVERTED INTERNALLY. THIS PROPOSAL ALLOWS FOR HARDSHAPING AREA FOR PARKING AND ACCESS AND SURROUNDING GARDEN SPACE WITH A TOTAL AREA OF 300m2. WITHIN THIS SPACE, AMPLE PARKING IS ALLOWED FOR WITH 2 SPACES IN THE GARAGE AND 2 IN FRONT AND PAVED AREA BEHIND TO ALLOW FOR REVERSE TURNING. THE GRASSED AREA ALLOWED FOR BEING MORE THAN AMPLE FOR THE DWELLING PROPOSED.

# GARDEN AREA

# GARDEN

