Extensions and Alterations at Ditchway Farm, Woodhouse Green, Rushton Spencer, Macclesfield

Design & Access Statement



Ditchway Farm is located in the hamlet of Woodhouse Green and has no near neighbours. It is located within the Greenbelt. The original house has been extensively altered and extended during the late C20th and early C21st.

The following planning consents have been implemented:

- SMD/1984/0812 Change of use of cowshed to office and industrial use. This change of use was implemented but is unaffected by the current proposals.
- SMD/1987/0521 Demolition of existing garage and replacement with double garage – implemented
- SMD/1987/1246 Extension to form bedroom and two shower rooms over garage – implemented
- SMD/2004/0850 Demolition of Conservatory and replacement sun lounge & rear window. This consent was only partially implemented as the conservatory was never demolished and the replacement sun lounge never built

The layout of the existing house and use of spaces was designed to serve the particular needs of the former occupier. The current applicants and their family have different aspirations for the house and are therefore proposing a general remodelling of the property, both internally and externally. These proposals include the following:

- Remodelling of the front of the pool room and associated changing area to include a new plant room. The plant room will accommodate the pool equipment as well as a new bio-mass boiler and fuel store. The

- Relocation and enhancement of the principal entrance including the introduction of a porch
- Conversion of the former garage/storage areas to a kitchen and general remodelling of the ground floor of this wing
- Demolition of the existing conservatory and construction of a single-storey extension to the rear of the proposed kitchen to form a dining area/sunroom

There will be a net loss of floor space and volume to the house as a result of the proposals so there is no negative impact on the openness of the Greenbelt. The aluminium conservatory is to be replaced with a stone-detailed sun room and the bright blue aluminium curtain walling and glazed roof structure to the front of the pool is to be replaced with a stone and tiled structure. These alterations are far more in keeping with the original house and the general locality and therefore represent an improvement in design terms.

Car parking is not affected by the proposals

Access is generally unaffected by the proposals although disabled access to the ground floor toilet improved.