

DESIGN AND ACCESS STATEMENT

Retrospective application

Extension to existing timber Lambing Shed for Home Working Use at:

Upper Moor End Farm, Stoney Lane, Caudon, Stoke on Trent, ST10 3EP



Prepared by:

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Jabd
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BUILDING DESIGN

1. Introduction

This statement has been prepared by Julia Allen Building Design on behalf of the applicant Mr C. Rhodes.

2. Context and Background

This application is for retrospective planning consent for an extension to the existing timber frame Lambing Shed for use as a Home Working Office and external flue pipe.

3. Topography and setting

Site and Location plans are submitted with this application. The existing timber frame Lambing Shed is sited at the southern end of the site and the site is generally level. There are no trees on the site. The extension is not considered to have a detrimental impact upon the wider landscape or setting.

4. Scale and Design

The scale and design of the proposal is shown on submitted drawing ref: JABD/293/007

The extension size, scale and form of this proposal is appropriate to the size of the site and the setting.

The extension is constructed in matching materials and is not considered to be obtrusive.

The external flue pipe is black and is sited at the rear of the extension.

5. Access

The site has an existing access from Upper Moorend Farmyard, from an unnamed access track, leading from Stoney Lane.

This existing access provides a legal right of way for the applicants, for vehicular and pedestrian access.

6. Flood Risk

Current Environment Agency flood mapping data details that the site falls within Environment Agency Flood Zone 1, an area with a low probability of flooding.

7. Supporting Statement

Through the Covid 19 Pandemic the applicant now requires a facility to work from home on a permanent basis.

Working through the winter months the applicant has recently installed a sustainable heat source/log burner and the flue pipe is located on the rear of the extension.

The applicant has been made aware that formal planning consent is required for both the extension and external flue pipe and this submission is presented to remedy this matter.

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