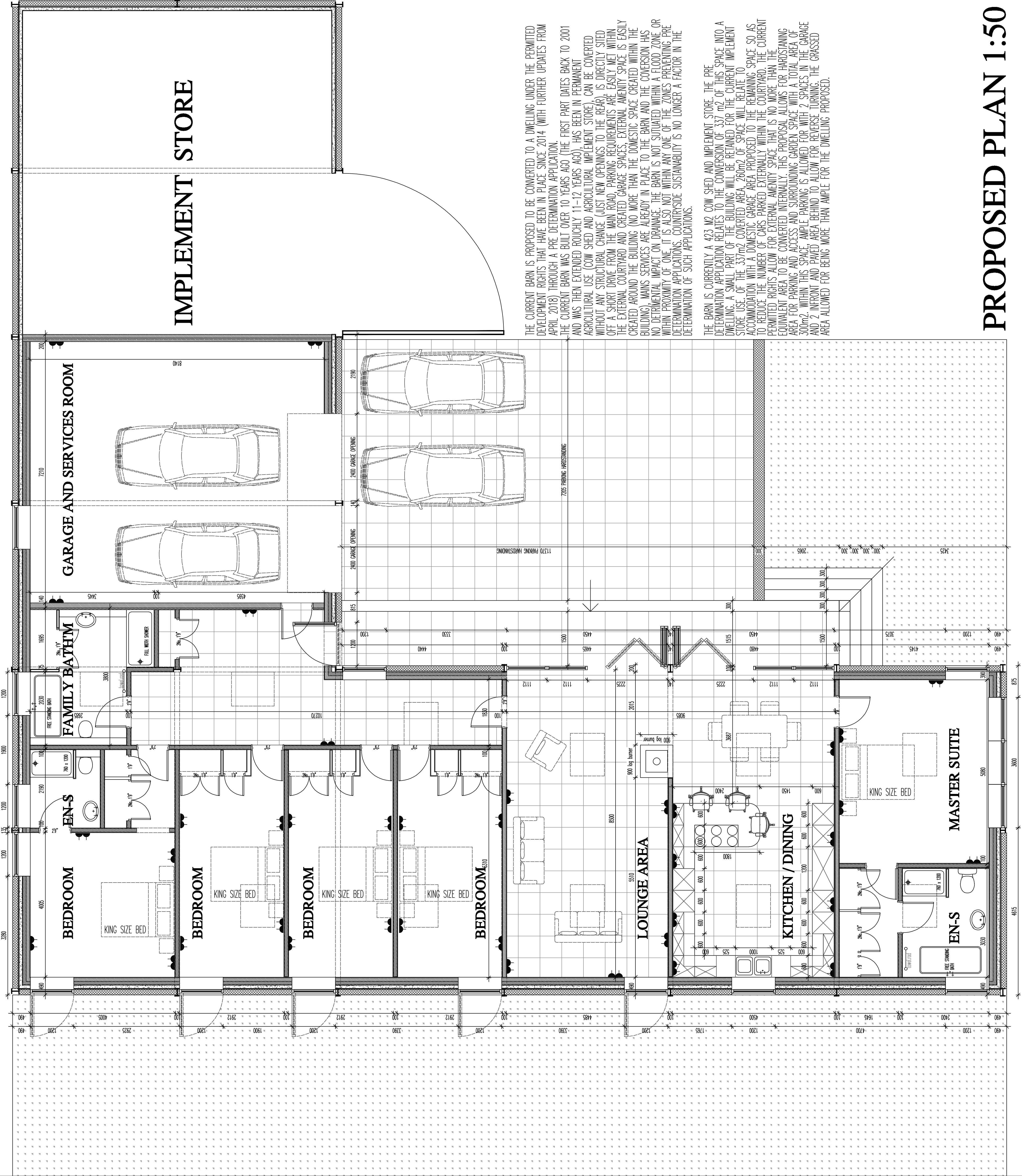


PROPOSED 5 BEDROOM DWELLING

ASHMORE HOUSE FARM



IMPLEMENT STORE

THE CURRENT BARN IS PROPOSED TO BE CONVERTED TO A DWELLING UNDER THE PERMITTED DEVELOPMENT RIGHTS THAT HAVE BEEN IN PLACE SINCE 2014 (WITH FURTHER UPDATES FROM APRIL 2018) THROUGH A PRE-DETERMINATION APPLICATION.

THE CURRENT BARN WAS BUILT OVER 10 YEARS AGO (THE FIRST PART DATES BACK TO 2001 AND WAS THEN EXTENDED ROUGHLY 11-12 YEARS AGO). HAS BEEN IN PERMANENT AGRICULTURAL USE (COW SHED AND AGRICULTURAL IMPLEMENT STORE), CAN BE COVERED WITHOUT ANY STRUCTURAL CHANGE (JUST NEW OPENINGS TO THE REAR) IS DIRECTLY SITED OFF A SHORT DRIVE FROM THE MAIN ROAD, PARKING REQUIREMENTS ARE EASILY MET WITHIN THE EXTERNAL COURTYARD AND CREATED GARAGE SPACES. EXTERNAL AMENITY SPACE IS EASILY CREATED AROUND THE BUILDING (NO MORE THAN THE DOMESTIC SPACE CREATED WITHIN THE BUILDING). MAINS SERVICES ARE ALREADY IN PLACE TO THE BARN AND THE CONVERSION HAS NO DETRIMENTAL IMPACT ON DRAINAGE. THE BARN IS NOT SITUATED WITHIN A FLOOD ZONE OR WITHIN PROXIMITY OF ONE, IT IS ALSO NOT WITHIN ANY ONE OF THE ZONES PREVENTING PRE-DETERMINATION APPLICATIONS. COUNTRYSIDE SUSTAINABILITY IS NO LONGER A FACTOR IN THE DETERMINATION OF SUCH APPLICATIONS.

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 HARDSTANDING AREA FOR PARKING AND ACCESS AND SURROUNDING GARDEN SPACE WITH A TOTAL AREA OF 300m2. WITHIN THIS SPACE, APPLE 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.

0M 1M 2M 3M

REVISIONS:

RUSHTON

AGRICULTURAL BARN / COW SHED

ASHMORE HOUSE FARM

SCALE: 1:50

DATE: APRIL '18 DRAWING: AJS

CHECKED

AJS

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USE PERMITTED DIMENSIONS ONLY, IF IN DOUBT ASK.

A. J. S. ARCHITECTURE



32 east road,
Rushton,
Leicestershire,
LE17 6WJ.

TEL: 01298 28082
MOB: 07794 400237

DRAWING NO:

PROPOSED 01

B REGS COMPLIANT

PROPOSED PLAN 1:50