

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO DISCHARGE ALL CONDITIONS ATTACHED TO PLANNING CONSENT REF: **SMD/2023/0659** PERTAINING TO A CHANGE OF USE OF A TRADITIONAL STONE BARN INTO A DWELLING HOUSE WITH GENERAL REFURBISHMENT AND RESTORATION WORKS

AT

GREEN FARM **RUDYARD MANOR** GREEN LANE RUDYARD STAFFORDSHIRE ST13 8PN

THE CONDITIONS ARE:-

8 CYCLE PARKING AND SECURE STORAGE

It is proposed that cycles are parked and stored in the garden shed proposed on the attached drawing to this application numbered **GGR 07B**

9 FACING AND ROOFING MATERIALS

All retained existing roofs were covered in natural slate. Where salvageable, it is proposed to use the original slate to roof the rear single storey part of the dwelling. The main part and the front two storey cart shed part will be roofed with natural slate with the appearance and size of slates being as close to the original as is currently available.

The front two storey cart shed part requires the restoration of stone walls to its upper storey front and this again is to be found as locally sourced with a lightly tooled face. As existing, the stone work is to be regularly coursed in random course heights and stone lengths.

A photograph of the new slate and stone is shown below:- if actual samples are required, these can be deposited at reception at Moorlands House.



CONDITIONS 12 AND 13 :- BOUNDARY TREATMENT AND LANDSCAPING PROPOSALS

These are shown on the attached drawing numbered **GGR 07B**.

There are no extant trees or bushes within the site and so none will be affected by the proposals. There are trees on the land adjacent but these will be unaffected by the boundary treatment or landscaping proposal as neither involve excavations within their root zones or the application of herbicides.

CONDITION 5 : EXTERNAL LIGHTING

It is proposed to provide externally mounted wall lights adjacent to the three entrances / external door openings and one adjacent to the car parking area; with these being to the wall surface at door head height to the side of openings and at 3m . height to the sw corner of the cart shed building. All are to be down lights, ie: electric lights with no emittance of light upwards or to the side greater than an angle greater than 60 degrees to the horizontal plane (ground).

ROBERT L FORD

private architectural practitioner and rural development consultant

PARKSIDE PARK ROAD LEEK STAFFORDSHIRE ST13 8JT

roblford@phonecoop.coop 01538 389290 / 07969 68 68 86