

GEA of barn
87.45m²

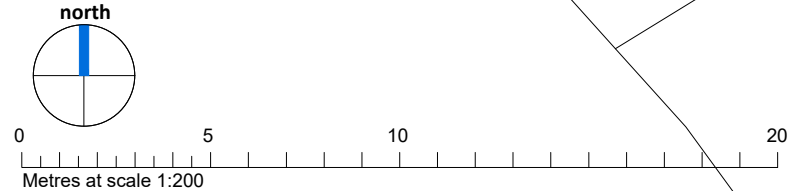
Adjacent building

Proposed garden including
parking spaces - 87.4m²

Indicative of parking space

NOTES

1. No other class Q developments existing on the site
2. The site is not occupied under agricultural tenancy nor has a tenancy been terminated within one year of this application
3. No development under class A(a) or class B(a) has been carried out in the past 10 years
4. Development will not result in the external dimensions of the existing building at any point beyond those allowed
5. No extension is proposed to the building.
6. The site does not occupy article 2(3) land nor contain a scheduled monument
7. The barn is not a listed building
8. The site is entirely within Flood Zone 1
9. The site has not been used for activities which might lead to land contamination
10. The existing vehicle access is suitable for residential use within all current guidelines
11. The addition of one dwelling will not adversely impact traffic levels or road safety
12. There are no sources of noise nearby which might impact the residents of the proposed dwelling



Drawing No: 24-64-PL02A

Drawn By: MO

Date: 08.08.24

Scale: 1:200 @A3

Status: Planning Application

Rev	Date	By	Description
A	19.12.24	JET	Red line amended