27 MAR 2008

08/00327/CU

Design and Access Statement in support of planning application
Submitted by Alec Statham

Proposal: Conversion of Agricultural Building into Living Accommodation

Site: Off Leicester Road, Earl Shilton

1.0 Introduction

1.1 This Design and Access Statement ("DAS") has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) order 1995 (as amended. The DAS is also in accordance with national government guidance contained within Circular 01/2006 'Guidance on Changes to the Development Control System' (issued by the Department for Communities and Local Government (DCLG).

1.2 The level of detail presented in this DAS is proportionate to the scale of the proposed development.

1.3 This DAS is not a substitute or replacement for the planning application documents or drawings. Plans may have been amended after consultations and negotiations and therefore, it is the responsibility of the reader to ensure that they refer to the most up-to-date documents and drawings when studying this planning application.

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2 The Site and Surroundings

2.1 The site is off Leicester Road, Earl Shilton and has previously been a small farm of approximately 18 acres.

2.2 The proposal is to convert an existing agricultural building into living accommodation.

2.3 The building has not been used for agricultural use, apart from being used for domestic purposes for the farmer and his wife in connection with farming.

2.4 There will be no landscaping or additional fencing required. There will be no major alterations to the property.

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3 The Proposal

3.1 This planning application is for conversion of an agricultural building to a living accommodation.

3.2 Currently the farm is being used for Horses and the breeding of young stock. Due to the requirement of 24 hour supervision for the horses, it is advisable to have someone living there

4 Assessment and the Development context

4.1 The building is in sound condition

4.2 The building will not require any major alterations, so the appearance will not change.

4.5 National government planning guidance is also important. In particular, incorporating barn/agricultural conversions for living accommodation.

5 Design

5.1 Design and external appearance of the new residential unit will be well in keeping with the rest of the area.

5.2 As the building does not require any major alterations, the external appearance will not change.

6 Design Component

6.1 There is no new landscaping required.

6.2 As stated previously, appearance and design of the new residential unit is in keeping with the surrounding area.

6.3 There is no impact on any other neighbour's property.

6.4 The scale of the development and alterations is very small.

6.5 The alterations will not change any of the character of the building.

6.6 No landscape scheme is required.

6.7 Appearance of the building can be seen at any time. The development is designed with as minimal amount of alterations as possible.

7.0 Access

7.1 Access is off the existing vehicular access on Leicester Road, Earl Shilton. No alterations will be required.

8.0 Conclusions

8.1 The agricultural building was erected around 15 years and the proposed alterations will not affect its appearance.

8.2 The layout of the development is acceptable considering the overall depth .

8.3 The alterations of the site are acceptable on planning policy grounds.

8.4 Planning permission was obtained for this building in 1994. The building has never been used for keeping livestock, or for storage of animal feed, but only for domestic use