1.0 INTRODUCTION

1.1 The application site, which is situated to the rear of 1 Long Moor Lane Shelly, has been used for equestrian activities for over 10 years. It contains a range of buildings associated with this activity as well as a menage.

1.2 This application seeks approval for amendments to the approved design. The original proposals have been developed in response to the new owner's requirements.

1.3 Application reference 2021/62/93375/E was granted conditional approval on 07/01/2022.

2.0 ACCESS STATEMENT

2.1 An existing access to the site from Brook House Lane will be retained. Parking and manoeuvring on site will be enhanced by the retention of the existing garage and the creation of space for vehicle turning.

3.0 DESIGN STATEMENT

3.1 Context. The site is situated 750m southeast of the village of Shelley. The character of the area is set by a range of stone built traditional cottages juxtaposed with the former mill buildings which accommodate a range of commercial activities. The surrounding countryside is the product of centuries of livestock farming and contains areas of mature woodland.

3.2 Amount. This application seeks approval for amendments to approved planning application for one new-build dwelling reference 2021/62/93375/E.

3.3 Layout. The layout of these proposals derives from the original design, which avoided harm to the amenity of adjacent properties. This objective has been adhered to as well as the creation of a high standard of residential amenity within the proposed dwelling.

3.4 Scale. The scale of the proposed dwelling respects the surrounding buildings and does not represent an increase to the developed area on the site. This preserves and enhances the openness of the greenbelt.

3.5 Appearance. The appearance of the proposed dwelling has evolved from the architecture of the surrounding buildings. The forms materials and materials have been derived from both the traditional stone cottages and the modern commercial buildings which make up this hamlet. This will ensure that a coherent architectural expression, which respects the character of the area is achieved.

3.6 Landscape. Landscaping will include the construction of permeable block paved surfaces for vehicles and natural stone flag paving for paths and terraces. Boundary treatments will include mixed indigenous species hedging.