

16 TOWNGATE, UPPERTHONG.

PLANNING SUPPORTING STATEMENT MARCH 2025

1.0 BACKGROUND

- 1.1 This planning supporting statement has been prepared to assist a householder with a planning application to refurbish and convert an existing stone-built outbuilding into a garden room / home office.
- 1.2 The property was extensively restored by the applicant under planning application reference: 018/62/93539/W.
- 1.3 A new garage for the property was approved under planning application 2024/62/92140/W

2.0 ACCESS STATEMENT

- 2.1 Pedestrian access to the property remains unchanged by this application.
- 2.2 The vehicular access, parking and maneuvering will be unchanged by this application.

3.0 DESIGN STATEMENT

- 3.1 Context: The application is within Uppertong Conservation Area. A Traditional Pennine Village consisting of cottage properties dating from the 17th, 18th, and 19th centuries. The local vernacular architecture is constructed from local materials using traditional construction methods.
- 3.2 Amount: This application seeks approval for the refurbishment and conversion of a detached existing stone-built outbuilding into a garden room / home office.
- 3.3 The existing building dates from early 1900s and is understood to have originally been used to house pigs. The building is now used as garden storage.
- 3.4 The existing outbuilding is a single skin stone construction with a natural stone slate roof. The roof is in need of some repair. The building has a small window opening on the southern elevation and half door opening on the eastern elevation. There is an opening on the southern elevation leading into a half wall that provided external space for the pigs.
- 3.5 The outbuilding has generally been unused and is in need of repair. To make better use of the outbuilding the proposed conversion incorporates the half wall within the internal envelope of the building. The proposal seeks to change the outbuilding from a single pitch to a sympathetic dual pitch. This will create a more suitable sized space for a garden room / home office.
- 3.6 Scale: The scale of the proposed conversion is modest but suitable to accommodate a single room as additional space for the main dwelling that homes a growing family.
- 3.7 Layout: A simple arrangement for use as a garden room / home office. The existing small window opening on the southern elevation has been mirrored on the southern elevation. A door on the southern elevation for access. The proposed design includes new glazing on the

Eastern and part of the Northern elevation paying homage to the currently open aspect of this part of the existing outbuilding.

- 3.8 Appearance: The proposed conversion will retain the traditional style of the outbuilding and remain in keeping with the property. The conversion will use stone slate roof, it incorporates a new door on the southern elevation. Retaining the traditional stone construction at lower level with the introduction of an oak frame built on top with glazing on the Eastern and Northern elevations to maximise natural light into the room whilst capitalising on the views out.

4.0 CONCLUSION

- 4.1 The use of local materials means the conversion is in keeping with the existing outbuilding, the main dwelling and the local vernacular.
- 4.2 The scale of the proposed development does not negatively impact the conservation area or the private amenity space of any neighboring dwellings.
- 4.3 The proposed building conversion will provide an enhancement to the applicant's use of the property and way of life that is consistent with modern living and properties in the immediate vicinity.
- 4.4 The proposed scheme represents a sustainable and positive contribution to the site, ensuring the long-term preservation of the outbuilding while allowing for a functional adaptation that is in keeping with its historic setting.