

1.00 BACKGROUND

- 1.01 The host building is a semi-detached dwelling dating from the first quarter of the nineteenth century, which includes a range of traditional farm buildings and two cottages.
- 1.02 This application seeks planning consent for the conversion of the former agricultural buildings to form a for bedroom dwelling including the relocation of an existing site entrance.
- 1.03 A pre-application enquiry reference 26/20197 concluded that the principle of the development was acceptable subject to the development of measures to protect the residential amenity of adjacent properties.

2.00 ACCESS STATEMENT

- 2.01 The current site accessed from Abbey Road will be moved to the north. This will improve site lines.
- 2.02 Three parking spaces are proposed with two allocated to the barn conversion and one for the existing cottage. A single garage will also be available for the proposed dwelling
- 2.03 Bin storage, including provision for recycling, will be provided for both properties in the shared courtyard.

3.00 DESIGN STATEMENT

- 3.01 Context;

The application site is located on the eastern side of the A629 as it passes through Shepley Village. It is located on the edge of the historic core of the village the character of which is set by the stone-built cottages which predominate.

- 3.02 Amount; This application seeks planning consent for the conversion of former agricultural buildings to form a for bedroom dwelling including the relocation of an existing site entrance.

- 3.03 Scale;

The scale of the existing buildings will be unchanged by these proposals

3.04 Layout;

The layout of the buildings and their immediate surroundings will not be changed by this application.

3.05 Landscape;

Landscaping works will be limited to the relocation of the site entrance, reconfiguration of the boundary wall and the formation of gravel surfaced parking and manoeuvring surfaces.

3.06 Appearance;

The agricultural character of the buildings will be preserved by limiting new openings and the refurbishment of existing building fabric. Sympathetic natural materials will be used throughout.

4.00 CLIMATE CHANGE

- 4.01 The thermal performance of the existing building fabric will be upgraded using measures which are consistent with the preservation of the character of these historic buildings.

5.00 BIODIVERSITY NET GAIN

- 5.01 The application site is less than 0.2 hectares, which exempts the site from biodiversity net gain assessment.

