

H. & H. LAND ESTATES LTD.



Northumberland County Council.
The Manager (Planning Department)
Planning Admin.
County Hall,
Morpeth,
Northumberland.
NE61 2EF.

H. & H. Land Estates Ltd.
John Sanderson,
Architectural Department,
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20/01/2021

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ATTENTION OF PLANNING DEPARTMENT / PLANNING ADMIN

Re: Submission of a Full Planning Application for the Proposed Change of Use of an Existing Small Single Storey Redundant Outbuilding Attached to the Existing Residential House (Currently Used For Domestic Storage), into Extra Accommodation / Family Room & Kitchenette. Also the Demolition and Removal of an Existing Sub-Standard Timber Stable Block of 2 Loose Boxes; and the Replacement / Construction of a New Timber Stable Block of 2 Loose Boxes, onto the same Footprint; all Located at Roughlees Farm, Ewesley, Morpeth, Northumberland. NE61 4PH.

Dear John,

Following our various discussions with your Office, we now submit 3 copy sets of a Full Planning Application, for the Conversion of a Small Attached Outbuilding into Residential Use (Extra Accommodation as Family Room and Kitchenette); and the Demolition of an Existing Sub-Standard Timber Stable Block and Construction of a Replacement Timber Stable Block onto the same Footprint; including all Planning Drawings, Justification Statement, Photographs and Documentation, together with a cheque for £696.00 in total;

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which represents £462.00 planning fees for the Conversion of an Outbuilding; and planning fees of £234.00 for the Construction of a Stable Block (less than 40 square metres in area); payable to Northumberland County Council.

Attached to this Application, we have supplied photographic evidence of the site location and specific areas directly surrounding the proposed site, and have listed in note form below, our points of argument.

1. Roughlees Farm, Ewesley, Morpeth, is not Listed, and was originally made up of approximately 220 Acres, with Sheep with some Cattle, and operated as a Farm Steading for many generations going back to before the War in the 1900's, until being split up and sold off to Ann Bilclough in approximately 1980, who operated it as a small holding of 25 Acres with some sheep and Horses. The Main Farm Operation had ceased by this time.
2. The current owner, Mr & Mrs Kirkwood, purchased the house and redundant smallholding in 2001, and turned the property back into a residential property, purchasing an additional 25 Acres of the original farmsteading land in 2013.
3. As part of this application, the Client, Mr. & Mrs. Kirkwood, would like to replace the Existing Single Storey Timber Stable Block of 2 Loose Boxes; which were built in 1990, approximately 30 years ago; and are now in a structurally unstable state, with a leaking roof and Dry Rot around windows and to the lower section of building, and have become totally unsuitable for the original (equestrian) purpose. The Client's have instructed us to apply for a Replacement Single Storey Timber Stable Block, to be constructed on the same footprint as the original building; in order that they can continue to use the Stable Block for Equestrian and Storage use.
The other part of this Full Planning Application is to make use of the Existing, Small, Single Storey Redundant Agricultural Outbuilding, attached to the existing main residential house; which has not been used for agricultural purposes for approximately 20 years. Within the last 10 years the existing roof partially collapsed, leaking rainwater, and was open to the elements. Therefore the Clients were obliged to replace / renew the roof quickly with a new Metal Profiled Roof Cladding System, which has allowed them to continue to use the building for domestic storage purposes.
4. Therefore in accordance with the Policy Guidelines of both the Local District Plan, and the National Planning Policy Framework, it is permitted to use a "Redundant Agricultural Traditional Stone Building, which no longer serves any useful practical function on the farm, (which no longer operates as a farm-steading) to be converted into a Residential Dwelling, or part thereof; as long as it will enhance and upgrade the area". Therefore in this respect, the Small Timber and Stone Outbuilding, attached to the Main House, has become redundant, derelict and sub-standard, and the area to the rear and side of the outbuilding / house has become something of an "eyesore." We have been instructed to prepare and submit a Planning Application for the Change of Use of the Redundant Outbuilding into a Family Room / Kitchenette for Residential Use, which will in turn upgrade and enhance the direct local area, in keeping with the policy guidelines of the National Planning Policy Framework.
5. The close proximity and location of the converted outbuilding to the main dwelling, will be ideal for Mr. Mrs. Kirkwood to use as extra accommodation for their "very large extended family". Please note that both Mr. and Mrs Kirkwood are 69 years old and have reached an age of retirement; and therefore are not physically fit enough to cope

with such large gatherings, as perhaps they could 10 to 20 years ago. They have both got "Grown Up Children, Grand Children", as well Mr Kirkwood has a number of Nephews and Neice's and Great Nephews and Neice's. As a result they are visited many times throughout the year, by many family members, including Grand Children and Great Grandchildren. On a practical basis, the Existing Residential House, especially the Existing Kitchen and Living Room are not practical / suitable for a large number of children to gather and play in; from an accident / health and safety point of view. Therefore we propose that the existing attached outbuilding be converted and used as a Family Room for the large number of Visiting Family Members. This also includes a small "Kitchenette", so that the parents can provide "quick and easy meals" for the children, ie: Breakfast for the children without any "major disruption" to the Main Residential House, where the rooms are too small and not practical for a "large group of children" to gather and play. We believe that this is a simple and practical solution to the problem; whilst still retaining the external character, scale and style of the existing building; with very few external changes, as shown on the attached planning drawings. (Addition of one window and the replacement of metal cladding to grey slate to match the roof of the main house).

6. It should be Noted, that Mr. and Mrs Kirkwood, are getting older, and as such, there may come a time within the next 10 years or so, that either one of them might need a Nurse / Carer or live in Housekeeper, especially if one of them passes away first. This "Proposed Family Room / Kitchenette", would be ideal, for use by a Nurse or Live-In-Housekeeper, if that time or need-ever came.
7. There is an Existing Gated Entrance off the Existing Tarmac Unclassified Public Road, as shown on the attached planning drawings. The area is exceptionally quiet (near to an existing reservoir), with very little traffic movement, and therefore in our opinion vehicle access from the existing entrance out onto the unclassified public road will have absolutely NO effect on Highways Standards and Safety; and will certainly create NO issues of traffic congestion as there is well in excess of 2.4 metres x 120 metres visibility splay in both directions, from the Existing Entrance, (which was originally used by Farm vehicles and therefore has always been in use as an entrance to the public road for well over 100 years).
8. Regarding both the New Replacement Stable Block and the Existing (Converted) Outbuilding; the New Roof to both will remain the same in size and scale, and therefore the Volume of Rain Water / Surface Water remains the same; with NO extra capacity / loading onto the existing Surface Water Drainage System. The New Surface Water Drainage System will be connected to the Existing Surface Water Drainage System which is connected to the Existing Field Boundary Ditch which travels gradually downhill to a small watercourse, over approximately 100 metres away. This distance will allow natural percolation to take place before the rainwater / surface water reaches the existing watercourse. All in compliance with the Policy Guidelines of both the Environment Agency and SEPA. Note that there is no effect or alteration to the Foul Water Drainage System; which remains the same.
9. There is already a Septic Tank in situ on this side of the property and this will be more than adequate to serve the one additional sink in the Proposed Family Room.

We hope that we have highlighted certain relevant points which we feel you should consider, within the Justification Statement in conjunction with the Planning Drawings and Photographic Evidence, provided with this application. If you need any further information or would like to meet on site, we would be glad to meet you at any time that suits you. We would be most grateful if you could keep us advised of the progress of the application; and

let us know if there are any problems; so that we can try and resolve any issues before the application gets to the final stage of the process. Thank you.

We would be most grateful if you could send us confirmation of receipt of this application, as well as a receipt for the planning fee cheque attached.

We look forward to your reply.

Yours Sincerely,



J.A. Sanderson
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JUSTIFICATION STATEMENT

18 / 01 / 2021

Re: Justification Statement / Information in Support of a Full Planning Application for the Proposed Change of Use of an Existing Small Single Storey Outbuilding, Attached to the Existing Main Residential House; (Currently used for Domestic Storage Purposes), into extra Accommodation / to be used as a Family Room and Kitchenette. Also this Justification Statement / Information is in Support of the same Full Planning Application for the Demolition and Removal of an Existing Sub-Standard, Single-Storey, Timber Stable Block of 2 Loose Boxes; and the Construction of a New Replacement Timber Stable Block of 2 Loose Boxes, onto the same Footprint; Located at Roughlees Farm, Ewesley, Morpeth, Northumberland. NE61 4PH.

This Justification Statement is specifically seeking to Provide Supportive Evidence to explain why the Client, Mr & Mrs Kirkwood, would like to submit a Full Planning Application for the Change of Use of an Existing Small Redundant Agricultural Outbuilding; and the Demolition and Replacement of an Existing Single Storey, Sub-Standard, Structurally Unsound, Timber Stable Block, with a New Timber Stable Block onto the same Footprint; as shown on the attached Planning Drawings.

We have supplied photographic evidence of the site location and specific areas directly surrounding the proposed site, and have listed in note form below, our points of argument.

This Justification Statement is to be Read in Conjunction with the Photographic Evidence / Planning Drawing / Documents supplied with this application.

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for the children, ie: Breakfast for the children without any "major disruption" to the Main Residential House, where the rooms are too small and not practical for a "large group of children" to gather and play. We believe that this is a simple and practical solution to the problem; whilst still retaining the external character, scale and style of the existing building, with very few external changes, as shown on the attached planning drawings. (Addition of one window and the replacement of metal cladding to grey slate to match the roof of the main house).

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J.A. Sanderson
Principal Architectural Designer
H. & H. Land Estates Ltd.



Fontburn Cottage