



# Planning statement incorporating heritage and rights of way

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In support of a planning application for the erection of a roof over an existing livestock yard at Readshill Farm, Birchill, Axminster, Devon, EX13 7LB.

Planning Portal Reference: PP-10546451

On behalf of Messrs Burrough

*Prepared by:*

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14<sup>th</sup> January 2022

REF: 209

## 1.0 *Introduction*

It is proposed to erect a roof over an existing livestock yard to support the long established agricultural business.

## 2.0 *Listed Buildings*

There is a listed building on the property, Readshill Farm House

### 2.1 *Reads hill Farmhouse, Beacon hill*

Heritage Category: Listed Building

Grade: II

List Entry Number: 1169702

Date first listed: 19-Oct-1984

Statutory Address: READS HILL FARMHOUSE, BEACON HILL

5/71 Readshill Farmhouse

Farmhouse. C17/18 stone rubble house. West range rendered. Concrete tile roof with gabled and hipped ends. South wing with hipped roof and forming L-shaped plan. Two storeys. Two window range. Modern gabled porch. Rebuilt brick ridge and end chimney stacks. Interior: chamfered ceiling beams.

Listing NGR: ST2979904017

### 2.2 *Impact of proposed buildings*

The location of the proposed building is to the north of the listed building and adjoining the significant range of existing agricultural buildings.

Therefore there is no impact on the listed building from the proposed building as it adjoins the existing farm complex

## 3.0 *Right of Way*

There is a public right of way (footpath Chardstock 80) which runs to the south and east of the proposed building.

The proposed building's location has been chosen to ensure the footpath users are not affected in their use of the right of way. There will be no disruption to any users of the right of way during or post construction. The footpath is away from the location of the buildings.