

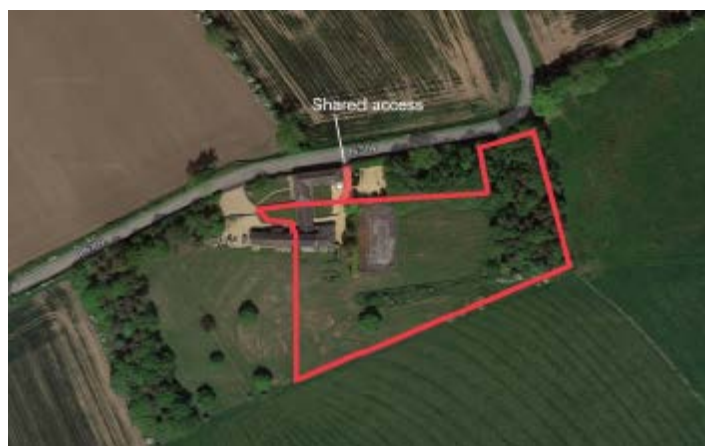
**Heritage / Planning statement**  
**PROPOSED DETACHED GARAGING at DODLEY FARM, Stamfordham (Feb 2022)**

**SITE LOCATION**

The Farmhouse, Dodley Farm lies adjacent to the B6309, some 1½ miles to the south of the village of Stamfordham and to the north-west of Harlow Hill. The farmhouse and buildings forming part of a 19th century planned farmstead (previously converted for residential use) that is now under divided ownership. The farmhouse is orientated to face south overlooking farmland and the reservoirs at Whittle Dene, only just visible from the Military Road. It sits within an open and rural countryside setting with no other buildings nearby but magnificent open views to the south.



*View northwards towards Dodley farm from the Military Road B6318*



*Aerial view of Dodley Farm and red outline of application site/ownership boundary for the Farmhouse.*

The farmsteading comprises a series of single storey ranges and a two storey barn attached to its north and west elevations respectively. To the east the dwellings are bounded by a tennis court and parking area and the entire site has extensive lawned gardens which extend south, east and west from the property. The site has an extensive planning history with the barns on the site to the north of the original farmhouse originally converted as holiday accommodation (2002). The barn to the west of the original house was most recently converted to a separate dwelling, called The Bothy which is occupied by the original owners of the Farmhouse. These gained permission for conversion to a permanent residential dwelling (14/01202/FUL) which included consent for extension to the barn to the west gable elevation and more recently for detached timber garaging (17/02785/FUL). The Bothy owns the access driveway used to access the Farmhouse from the B6309 at the north of the site.

The Farmhouse gained permission for a new first floor extension and attached garaging/entrance gates and alterations ref: 19/04129/FUL with conditions discharged / altered 20/02552/VARYCO. Materials used matched the existing buildings – stone, slate with heritage uPVC windows and conservation rooflights.

## **THE PROPOSALS**

It is proposed to build a detached double garage with garden storage (for ride on tractor etc.) to the north of the site (north east corner of the tennis court).

Whilst the original scheme for the house did include for limited attached garaging, this has proven insufficient for the owner's needs. The new detached double garage would be of sufficient size for the parking of 4x4 vehicle(s) and meet current NCC internal space requirements for more generously sized cars (6x6m).

Using the roof space to provide flexible study accommodation will also be useful for increased remote/homeworking routines and storage. It is not intended to provide sanitary accommodation or create a standalone unit but for the space to remain for use by the owner and their family.

## **IMPACT**

The detached building is well away from the existing farmsteading and sits screened from the road by trees to the north. It would be simple in form and reminiscent of a barn, using the same palette of materials used in existing buildings at Dodley Farm.

## **CONCLUSION**

The proposed detached garaging and store would complement the existing provision of dwellings at Dodley Farm by provided much needed storage and internal parking provision for what is a very exposed site and a substantially sized dwelling. The form and scale of the proposal is of minimal impact to the farmsteading and greenbelt, set well away from the main buildings. Efficient use of the roofspace provides additional accommodation which in turn allows for more flexible long-term use of the property, especially now with increased home-working necessary.