

BLACKMOOR FARM COTTAGE, DODDINGTON LINCOLN.

USE STATEMENT

The fields and barns are used for an equestrian livery business, which is run primarily by the applicant's daughter, who lives off site but has to attend for 365 days per year. Although still involved with the business Mr Brown is of retirement age, and all other occupants of the site have now retired.

The barn in question is currently used as a workshop, with storage and toilet facilities.

Prior to this the building was used for housing animals - probably cows as indicated by the barn door on the northern elevation.

The intention is to refurbish the building, and create a one bedroom bungalow for the applicant's daughter and her husband to live in. The existing bungalow is too small to accommodate the whole family.

It can be seen that the proposed development is a similar alternative to a "Granny annexe", as it will allow the family to live together, and enjoy the mutual support which is the intention of that policy.

Accordingly it is accepted that any Planning consent would carry the same constraints as a "Granny annexe", to prevent the sale of the new dwelling, as a separate unit.

DESIGN STATEMENT

The barn is set so far back from the main road, that it is invisible, and there is therefore no street scene.

The building is of traditional construction with Lincoln red brickwork, and welsh slate roof tiles on King Post timber roof trusses. Windows and doors have in the main brick arches. The floor is uneven and needs renewing, but all other structural units are in good condition and will remain.

The stable door on the north elevation will be fixed shut, and blocked up internally.

Window types are mixed with metal, stained timber, and white UPVC, All windows will be white UPVC double glazed.

Roof slates will be replaced with reconstituted slate to match the existing cottage.

Philip
Morley 2022