



Maria Ferguson

PLANNING CONSULTANCY

YOUR REFERENCE:

OUR REFERENCE: 22/018

Planning Services
Durham County Council
County Hall
Durham
DH1 5UL

16th May 2022

Dear Sir / madam

THE BUNGALOW, HILL TOP FARM, CASSOP, DH6 4RB

I write enclosing an application for planning permission for the erection of a side extension to an existing bungalow at Hill Top Farm, Cassop.

Hill Top Farm is a livestock and arable farm located to the north of Cassop Primary School, mid way between Cassop and Old Quarrington. It comprises a range of modern and traditional buildings used for a variety of agricultural purposes, and the bungalow subject of this application. A traditional former dwelling is located to the immediate west of the application site which is subject to recent applications for its reinstatement and replacement. This is unrelated to the current proposals.

Hill Top Farm is a family business. It is farmed by Hazel and Robert Foord. They are nearing retirement and their son and daughter in law Richard and Rebecca Foord are taking an increasing role in managing day to day activities. The current proposals are to enable them to move into the bungalow with their parents, and continue with the management of the farm. The bungalow will then transfer into the ownership of Richard and Rebecca who will in time inherit the farm and associated business. Hazel and Robert will continue to reside in the bungalow.

Policy 10 permits the extension of houses within their existing curtilage. Whilst an extension to the curtilage is required as part of these proposals, this is relatively modest and will not encroach unduly into the landscape causing harm. Furthermore, the property has a large curtilage to the north and south, but it is not feasible to extend over this, given the orientation of the bungalow.

The proposed extension will be large, but it is well designed and subservient to the existing property.

There are benefits to the proposal in terms of the succession of the farming business, and the care of livestock and indeed benefits to the family life of the proposed occupants. At present, Rebecca and Richard both work in jobs which involve nightshifts and they travel to the farm to assist their parents

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each day. The proposals would allow them to spend more time on the farm and their parents to assist with childcare, enhancing the quality of life of the entire family.

It is hoped that the proposals can be supported, and we look forward to hearing from you soon. Please let me know if further information is required.

Yours faithfully



Maria Ferguson

**DIRECTOR
MARIA FERGUSON PLANNING**