

DESIGN & ACCESS STATEMENT

FOR

The Threshing Barn, Grove Farm Barns
NR11 8PQ



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1. INTRODUCTION:

1.1 Retrospective approval for the timber storage shed and timber gazebo at Threshing Barns, Felbrigg

The property was purchased in February 2021 directly from the developer. The applicants were not aware that the permitted development rights had been removed including the erection of buildings within the curtilage as a condition of the planning approval for the development. Therefore the applicant did not know they were required to seek planning permission for the timber outbuildings at The Threshing Barn.

The applicant's understanding of their permitted development rights is stated below:

The checks undertaken on the purchase of The Threshing Barn included a Local Authority search- this search did not show that any permitted development rights had been restricted by an Article 4 direction. As you will be aware, where permitted development rights are varied in planning permission there should be an entry confirming this in the Charges Register (Please refer to the PL04_Official Local Authority Search_22.5037.092, P18 - 19). In the absence of any such entry there was no reason to believe that there was any restriction on the permitted development rights applied to The Threshing Barn and no reason to seek or review the detailed conditions of the planning permission.

1.2 The clients have instructed SMG Architects to produce all associated planning documentation and complete submission of their behalf.

1.3 The proposal seeks to gain planning permission for the timber outbuilding.

1.4 The building is situated within Felbrigg conversation area.

2 LOCATION:

2.1 The Threshing Barn, Grove Farm Barns, Roughton Road, Felbrigg, Norfolk, NR11 8PQ

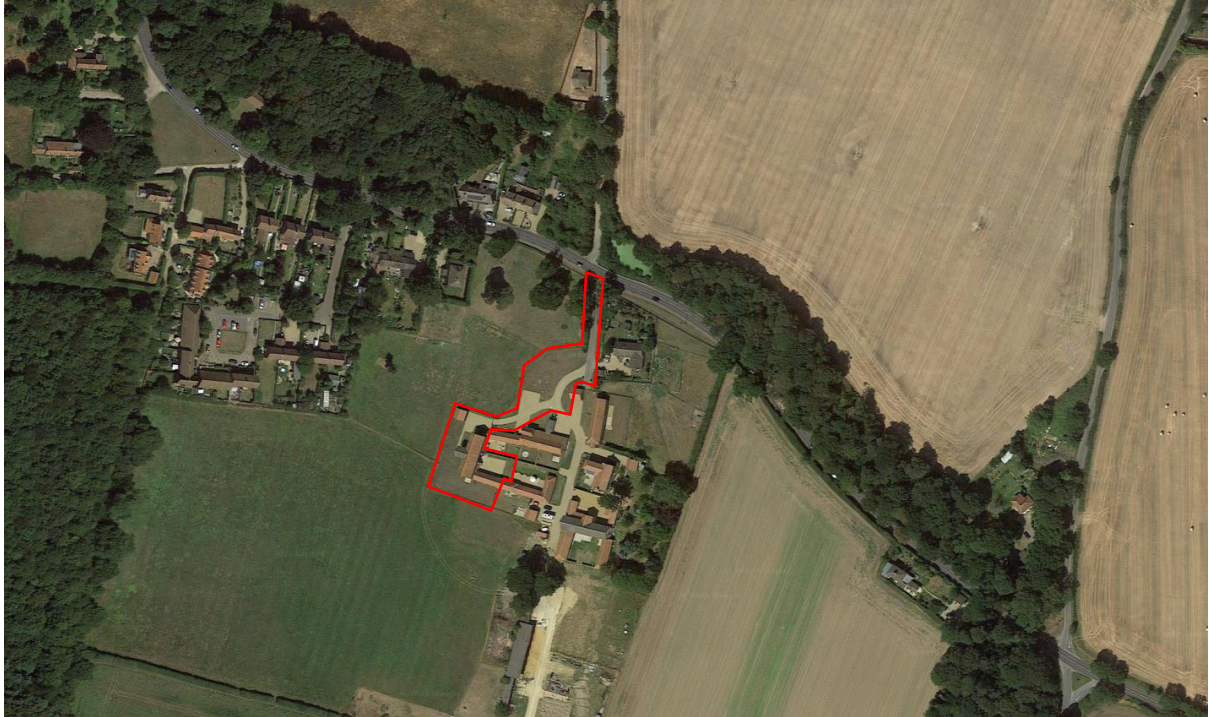


Fig 01: Image of immediate site context source: Google Earth

3 GENERAL LOCATION AND SITE CONTENT

3.1 The Threshing barn was developed in 2017 as part of 6 barn conversions at Grove Farm Barns in Felbrigg (planning reference PF/17/0112) , situated between Cromer and Roughton. The property falls within the Felbrigg conservation area.

4 AMOUNT OF DEVELOPMENT PROPOSED

4.1 The proposed development aims to gain planning approval for the current timber shed and gazebo in the garden on Threshing Barn.

5 LAYOUT/DESIGN

5.1 Both outbuildings have been carefully designed to ensure the material, mass and position in relation to the barn are sympathetic and subservient to its surroundings to providing minimum harm to the appearance of the barn.

6 APPEARANCE

6.1 Both the Shed and gazebo are constructed of timber with timber cladding. The gazebo and the storage shed are constructed from timber cladding and cedar shingle roof finish for a soft appearance in contrast to the main dwelling.



7 LANDSCAPING

7.1 New native (holly, hornbeam and beech) saplings have been planted with temporary supports as shown in the photo below



8 ACCESS

8.1 Vehicular access remains unaffected. Main access into the property is situated within former double garage doors.

9 CRIME AND SECURITY

The proposals have not detrimental impact on current security and do not provide any opportunities for encouraging possible criminal access.