



**TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS
(no listed building consent required)**

Name and address of proposed development site –

Doves, Duntisbourne Leer, Cirencester Gloucestershire GL7 7AS

Proposed Development –

Please provide a brief description of the proposed development

There is no development. We would like to apply for change of use of Doves from ancillary accommodation to an independent single dwelling

Assessment of the surroundings of the proposed development –

In what sort of area will the proposed development be located? Consider its character and landscape as well as its social and economic characteristics.

No development

Consultation -

How have you involved or consulted the local community, special interest groups, professionals etc about your development proposals? If so, please give details.

Only the Cotswold Planning department Natasha Brin and her colleague Michaela

Evaluation –

How has your evaluation of the surrounding area and any consultation affected your final scheme?

No

DESIGN COMPONENTS

Proposed Use(s) -

How does your proposed use(s) fit in with the surrounding area?

How does your proposed development fit in with the relevant planning policies?

No development or increase in size of any aspect so no effect on the surrounding area - the property was made from the ruin of 2 former cottages into a single dwelling 20 years ago

Amount and density of development –

e.g. number of residential units; floorspace; volume.

Why is that an appropriate level of development?

Does it fit in with the surrounding area?

N/A

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings?

Done 20 years ago and accepted by the planners then.

<p>Scale – <i>How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?</i></p> <p><i>No change in building floor plan or height or breadth of the property</i></p>
<p>Landscaping – <i>Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application – further information on development control and landscape issues.)</i></p>
<p>Appearance – <i>Explain and justify the external appearance of the development and the choice of materials/finishes.</i></p> <p>There will be no change in this</p>
<p>ACCESS COMPONENTS</p>
<p>Technical advice - <i>Have you taken any technical advice on access issues ? –If so, please give details.</i> Doves has its own access and has had since it was developed for accommodation for my father-in-law 20 years ago</p>
<p>Relevant Policies - <i>How have the relevant policies influenced your proposals ?</i></p>
<p>Degree of access <i>Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. (We may also require a more detailed transport assessment and/or green travel plan)</i></p>
<p>Future access requirements <i>Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.</i></p> <p><i>No change in access</i></p>
<p>Emergency access <i>Is there sufficient access for the emergency services ?.</i> Yes</p>

Please feel free to add any further design and access information that you feel may be relevant to your application.

Duntisbourne Leer farm and the Pigsty a 20 metres south of it are Listed Grade 11 properties (List UID 1088467 and List UID 117174 respectively).

Duntisbourne Leer Farmhouse historic listing

9/66 Duntisbourne Leer Farmhouse (previously listed as Leer 4.6.52 Farmhouse)

GV II

House with one attached barn, now incorporated into house. C17 with C18 addition. Random rubble limestone; ashlar dressings; stone-slate roof; ashlar chimneys with moulded caps. 2 storey with attic; formerly 2-room plan but extended to 3 in C18; barn at right angles to form L-plan. South front of 3 windows: 2- light recessed chamfered mullioned windows except 3-light to ground floor at west end with wooden plaque engraved 'Dairy' mounted on surround (this was to gain exemption from window tax); all mullioned windows have hoodmoulds; timber sundial mounted on wall between windows of ground and upper floors; off-centre doorway with timber lintel and plank door; window to each floor at right is leaded timber casement with timber lintel; 3 gabled roof dormers with timber casements. Blank east end gable with chimney at ridge. Left-hand end of north elevation has single leaded timber casement to each floor with timber lintel; otherwise fenestration is scattered with one 2-light with hoodmould to around floor and one timber casement with timber lintel; 3 gabled roof dormers with timber casements. C20 mullioned windows of 2 and 3-lights to upper floor of barn inserted below 2 rows of pigeon holes with stone ledges; 8 rows of holes in north gable end which has at low level a small niche, now blocked; said to have been used for dole food. Some C20 windows inserted on west side of barn and at end of house. Chimney at west end incorporates part of fleur-de-lys panel. In ground floor room a niche with decorated stone jambs and a partly mutilated head with fleur-de-lys decoration and part of date ___17.

Listing NGR: SO9752607568

Doves itself is not listed but it is within the curtilage of the Farm.

For varying reasons we would like to alter Doves from ancillary accommodation to an independent dwelling:

1. The property is completely separate from the Farm as it is situated on the other side of a ford .
2. Doves has been inhabited independently by my Father-in-Law for the last 20 years.
3. Doves pays its own Council Tax and has its own amenities.
4. Doves has its own access and has done for the past 60 years or more.