

GROUND DESIGNS

REGISTERED ARCHITECT

Sedum House

Sandpit Lane

Gimingham

Norfolk

NR11 8HH

07899 913796

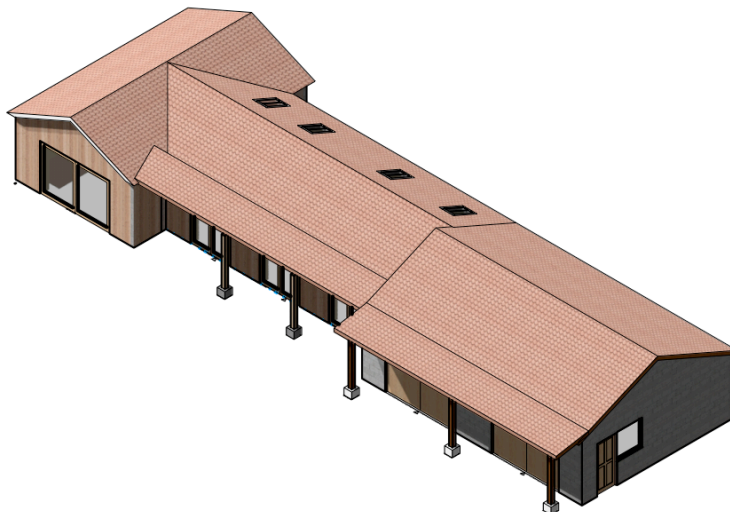
tom@ground-designs.co.uk

Blackberry Cottage, Chequers Road,
East Ruston, Norfolk, NR12 9JT

For

Paula McCarter

Planning proposal for conversion agricultural outbuilding to
annexe



DESIGN AND ACCESS STATEMENT

Introduction

Ground Designs have been commissioned by Paula McCarter to submit a planning application for the conversion of an agricultural outbuilding to a two bedroom annexe at Blackberry Cottage, Chequers Road, East Ruston

The Site and its Surroundings

The application site is a detached 4 bedroom dwelling and outbuildings associated with equestrianism set within wider 33000m² of horses paddocks. The dwelling and outbuildings are located in the south eastern corner of the site.

Chapel Road borders the north of the site with Burnells Farm and wider arable farmland. Chequers Street bounds to the east of the site with once again wider arable farmland. Woodland and scrubland bounds to the west and south of the site.

Access to the site is from Chequers Street on the midway on the east. A rough drive heads south towards the dwelling passing the outbuildings including the building propose to be developed to a holiday let.



Aerial Photograph

Planning History

On checking the local authority website, the site has a limited history of planning applications with only a single application as follows:

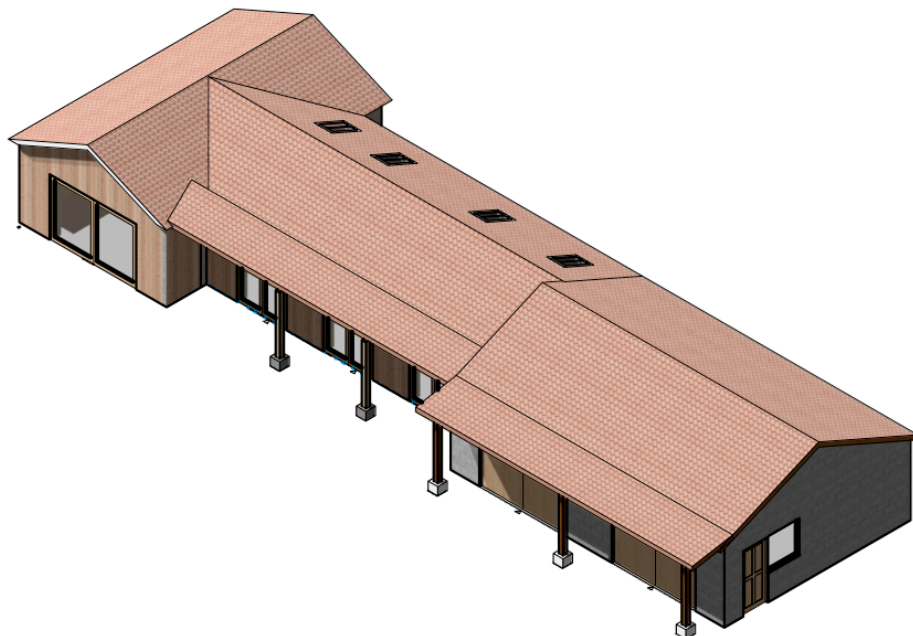
NMA1/06/0851 Non-material amendment request for change of materials and position of doors

Single storey extension to existing barn for storage of horse carriages
Blackberry Cottage Chequers Street East Ruston Norwich NR12 9JT
Ref. No: PF/20/0746 | Received: Tue 05 May 2020 | Validated: Fri 22 May 2020 |
Status: Decided

The Proposals

This application has arisen due to exceptional circumstances. Paula's husband has been diagnosed with mantle cell lymphoma, a rare blood cancer and has been fighting this disease for the last 6 years. They also have two grown sons who with partners can not be accommodated in the family home and have no chance to get onto the property ladder themselves. The annexe will enable the family to remain at the same address and help Paula's husband to fight this cruel disease.

The proposals is to convert the double bay equestrian store to a two bedroom annexe. This will entail adding a further glazed feature bay to provide the complete residential accommodation. The existing fair faced blockwork will receive vertical western red cedar weatherboarding with existing double doorways receiving glazed double doors. 2 car spaces will be provided adjacent to the building,



Infrastructure issues

There are existing mains water, gas and electrical connections available.

Foul sewerage will be by connection to mains sewers.

Surface water disposal will be to existing soakaways.

Biodiversity

The development will have no detrimental effect on the bio-diversity of the site.

Contamination Issues

There are no known contamination issues.

Archaeological Issues

There are no known archaeological issues.

Access/Vehicular access

The existing access serving the site is off Chequers Street to the east of the property. There are no visual obstruction above a height of 1m measured back 2.5m from the public highway in either direction. 2 car spaces will meet current NNDC parking standards.

Flood Risk

The site does not lie in any flood zones as identified by the Environment Agency.



Neighbour Impact

The proposal has minimal impact on neighbouring properties.

Trees

There are no trees in proximity of the busing that will be affected by the development.

Conclusion

The proposal utilises an existing barn with relative small extension to provide for a much needed annexe to keep the family together through these difficult times.

