

## DESIGN STATEMENT

The barn which forms this proposed planning application is part of the complex of Bosanketh Farm.

Bosanketh Farm has not been a working farm now for some 15 years, and the applicant is looking to diversification and convert this redundant barn for residential use.

The barn is loosely connected to the complex and is surrounded on 2 sides with existing barns and farmhouse.

The applicant will remain in the farmhouse.

There is an existing concrete road which leads to Bosanketh Farm and the barn from the public highway. This is in good condition, is flat and there are good sight lines onto the public highway.



Looking from the West



Looking from the South



Looking from the East



Looking from the North

See attached structural report from ENTOS showing that the barn is in adequate condition to easily convert into residential use without having to rebuild any walls.

Our drawing 2 also shows that the existing building can easily convert into residential use without having to extend the existing walls.

The site is level, of .08 hectare size, and is adjacent to the existing concrete road which leads to the public highway.

The building is close to the existing farm buildings but without creating any problem with overlooking.

There is adequate space within the site to allow for amenities associated with residential use (i.e. parking, shed, patio, clothes line etc)

There is also adequate area for a septic tank, with the land drains being subject to a percolation test.

Back on 8/3/2002 planning approval was granted for the conversion of the barn at Bosanketh Farm to form 1 dwelling and 4 holiday units.

This approval accepted the principal of conversion from redundant barn to residential use and this still applies today even though the application has expired.

The conclusion is that as this barn had previously been granted approval and the current structural report states that the barn is of good condition that therefore there is no reason why it cannot be converted.

This would breathe a breath of fresh air into the old farm building, and ensure that it remains in use for many more years rather than fall into disrepair

## ACCESS STATEMENT

Bosanketh farm complex, which this barn forms part of, is set back off the public highway by some 200m

There is an existing concrete road, which is flat leading from the public highway to the farm complex, and this barn.

There are good sight lines onto the public highway.

The sites is flat and thus ease of access into the proposed property which is all on one level.

There is adequate space on the site for parking and turning.