

**CHANGE OF USE OF PART OF OUTBUILDING TO ADDITIONAL RESIDENTIAL
ACCOMMODATION ANCILLARY TO THE EXISTING DWELLING
FELL CROSS BARN
CROSS HILL FARM
OAKENCLOUGH ROAD
SCORTON
PR3 1DH**

DESIGN AND ACCESS STATEMENT – July 2023

Planning history

A proposed single storey and two storey side extension was refused in July 2004 (ref: 04/00642/FUL). The proposal required the extension of the domestic curtilage.

Planning permission for a single garage and stable block was granted in September 2004 (ref 04/00867/FUL). The garage was within the domestic curtilage with the stable part of the approved building being outside the domestic boundary.

A proposal for a two storey extension to the barn was refused in July 2007 (application ref: 07/00380/FUL). This was refused on the grounds of scale, mass, prominence and potential for overlooking neighbouring properties.

Planning permission for the *erection of a garage and stable block with change of use of land for inclusion within the domestic curtilage to allow the realignment of the domestic boundary* was granted on the 11th May 2018 (reference 18/00281/FUL). Foundations were started in June 2020 (Building Control reference FP/20/04167) thereby making the permission extant.

Site analysis

The existing dwelling is part of a barn conversion development comprising four properties located around a communal courtyard. Fell Cross Barn occupies the south west part of the development.

As well as the domestic plot the applicant owns land to the west and south of the property.

The proposal

The outbuilding as approved included two stables to accommodate horses belonging to the applicant's partner. Due to a recent change in personal circumstances, horses are no longer kept at the property and therefore the stables are redundant. The applicant also has elderly parents and wants to make provision for potential future living arrangements.

Therefore the intention is to make use of the outbuilding roof space by converting it to an ensuite bedroom which would be accessed from stairs located in what was the stable part of the outbuilding.

Because the stable part of the outbuilding is outside the existing domestic curtilage a change of use of a small part of the application site will be required to include the whole outbuilding within the domestic curtilage.

Proposed materials

The outbuilding has stained timber boarded elevations with a natural slate pitched roof. This will remain unchanged.

The existing stable door to the rear elevation will be a full height timber fixed window and the stable door to the front elevation will be a half glazed boarded door, both stained to match the existing windows. Velux roof windows are proposed for both sides of the pitch roof with one on the rear to be a Velux Cabrio balcony window.

The open garage is enclosed with a grey colour coated metal garage door.

Amenity of neighbours

It is our opinion that the proposal will not have a significant impact on neighbouring properties. The outbuilding is screened from the rest of the development by the existing dwelling. As part of the external works associated with the outbuilding, there is an improved and tidier appearance of the domestic curtilage immediately adjacent to the courtyard.

Impact on area views and vistas

The site is in a prominent location within the countryside. However the outbuilding appearance is appropriate to a countryside setting and allow the proposals will allow for a tidier domestic curtilage.

Therefore it should not have a significant impact on the character of the existing barn conversions or surrounding area.

Drawings

This statement should be read in conjunction with the following drawings:

465/L/21 – Site plan

465/L/22 – Plans and elevations as existing

465/L/23 – Plans and elevations as proposed