

CHANGE OF USE APPICATION

TO CONVERT OUTBUILDING

TO



COFFEE TAKE AWAY

COLLIERS BARN
BROADCARR LANE
ASHTON-U-LYNE
OL5 0JL

ON BEHALF OF
MRS C MILLS

DESIGN AND ACCESS STATEMENT
DATED: NOVEMBER 2023

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
17 STATION LANE GROTTON
OLDHAM
OL4 5 QY



1.0 – THE SITE

1.01 – The site is a small outbuilding associated with the applications dwelling.

1.02 - There is an existing Horse Box that serves Take Away Coffee at weekends and is run by the applicant.

1.03 - The client has a Traders Street Licence associated with the horse box.

2.0 – SITE PLANNING HISTORY

2.01 – Listed Building Consent has been approved for the rebuilding of the outbuilding.

3.0 – PROPOSALS

3.01 - The proposal is fit out the outbuilding to allow the Coffee Take Away to be formed.

3.02 - This conversion will replace the Horse Box

3.03 – The opening hours will be limited to weekends only.

4.0 - ENVIRONMENTAL FACTORS

4.01 - Any trade waste associated with the coffee Take Away will be disposed in designated bins.

4.02 - There are no trees or bushes on the site.

5.0 - ACCESS AND HIGHWAYS

5.01 - There is existing access form the highway.

6.00 – CONCLUSION

6.01 – The proposal is of a modest size and replaces an existing use.