

Our Ref: 2302

23 January 2024

JAMES MORFORD
ARCHITECTURAL SERVICES

DESIGN & ACCESS ASSESSMENT

Proposed garage / Home Office

Hill View, Smeathers Farm. Chapel Amble, Wadebridge, PL22 6ET

SITE

Hill View is a converted barn completed during 2021 and is a detached stone barn with single storey wings clad in composite boarding.

The site is remote, having only one other property (Smeathers Farm) within the area. The site is accessed from a long unmade farm track.

The former barn, prior to conversion had extensive pole barns which were removed as part of the conversion.

PROPOSAL

It is proposed to construct a modest single storey detached dwelling and home office, on what is an unused section of the applicant garden.

Parking for 4 cars will be retained and the garaging will provide secure parking and domestic storage. The home office will provide suitable working facilities for Mrs Hawkey who works from home.

All materials will complement the main house with a traditional pitched, hipped roof covered in natural slate and composed cladding.

ACCESS

Access to and from the property will remain as existing and is not affected by the proposal.

An adjacent public footpath will not be impacted either during or after construction works.

We trust your Authority is able to support our modest proposal and look forward to your earliest possible consideration.