



Design and Access Statement for Hayes Manor Farm

On behalf of

Sarah Hewitt

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Ref: 5405/AWJ
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Proposal

The current application seeks full planning permission and listed building consent for the change of use of an existing building for the purposes of a holiday let. No internal or external alterations to the building are proposed and the building will not have its own amenity area fenced off from Hayes Manor Farm.

1.0 Introduction

1.01 HFWJ Surveyors have been appointed by Sarah Hewitt to submit a full application for the change of use of an existing outbuilding to a Holiday Let within the amenity space of Hayes Manor Farm, Viney Hill, Lydney, GL15 4LY.

1.02 This Design and Access Statement has been prepared in accordance with the Town and Country Planning (General Development Procedures Order) (England 2006) and will address the design principles and concepts that have been applied to the development by reference to:

- Site context and surroundings
- Amount of development
- Layout
- Scale
- Landscaping and surface treatments
- Appearance
- Access
- Sustainability
- Waste management
- Ecology

1.03 This document is submitted as part of a Full Planning and Listed building consent for the development as mentioned above.

1.04 This document should be read in conjunction with other material submitted:

- The Planning and Listed Building Application Form
- The Planning Statement
- The Heritage Statement
- Design and Access Statement
- Existing drawings - ref no. 5405/001-004

2.0 Site Context and Surrounding

2.01 The application site is in an isolated, rural location over 300 metres down a narrow, wooded road. The site cannot be seen from the public road.

2.02 Hayes Manor Farm is a refurbished and extended Grade II* listed property located outside of the defined settlement boundary of Viney Hill. The front elevation of the main house retains much of its traditional character.

3.0 Relevant Historic Planning Applications

[Listed Building Consent for the conversion of an existing store building to create annexe ancillary to main house.](#)

Hayes Manor Farm Viney Hill Lydney Gloucestershire GL15 4LT
Ref. No: P1439/14/LBC | Received: Wed 03 Sep 2014 | Validated: Thu 04 Sep 20 14 | Status: Consent

[Conversion of existing store building to create annexe ancillary to main house.](#)

Hayes Manor Farm Viney Hill Lydney Gloucestershire GL15 4LT
Ref. No: P1438/14/FUL | Received: Wed 03 Sep 2014 | Validated: Thu 04 Sep 20 14 | Status: Consent

4.0 Amount of development

4.01 This application is solely concerning a change of use of an already converted ancillary annexe to holiday let, to provide much needed additional income for the owner and resident family of Hayes Manor Farm.

5.0 Layout

5.01 The proposed holiday let will provide one bed accommodation in a self-contained stone walled outbuilding located to the east of the main dwellinghouse. Dedicated parking area is provided. See drawings provided.

6.0 Scale

The proposed holiday will be in a converted outbuilding subservient to the Main dwellinghouse.

7.0 Landscaping and surface treatments

There are no proposed landscaping or surface treatment proposed as part of this development.

8.00 Appearance

8.01 The conversion has been in accordance with The Forest of Dean Residential Design Guide and its subsequent supplement – Alterations and Extensions, A Guide for Householders, and as stipulated in planning permission ref: **P1438/14/FUL**.

9.0 Access

9.01 Access to the site is via an unadopted, single lane track which leads off Main Road. Access will remain unaltered. The listed building is not visible from the highway.

9.03 Sufficient parking space is currently provided to the front of the proposed holiday let for vehicles to enter and exit the site in forward gear.

10.00 Sustainability

10.01 The proposal involves the reuse of an existing building, rather than the construction of a new purpose-built structure. Therefore, having regard to the NPPF paragraphs:

8 - objectives of achieving sustainable development: economic, social and environmental,

11 - a presumption in favour of sustainable development,

64 – a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; and

c) sustainable rural tourism and leisure developments which respect the character of the countryside.,

- the proposal is a sustainable form of development.

11.00 Waste management

11.01 Existing arrangement for domestic waste removal will remain.

12.00 Ecology

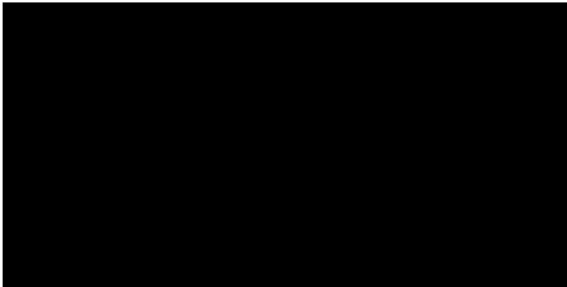
12:01 Due to the scale of development, use of existing structure and the sustainability of development we contend there will be no adverse ecological impact resulting from the change of use to holiday let from the residential annexe.

13.00 Conclusion

13.01 We contend that the scale and impact of the proposed development is negligible.

13.02 This change of use to holiday let will allow for the underutilised and slowly degrading converted outbuilding to provide an economic benefit to the resident family, which will in turn benefit sustainable rural and local tourism.

13.03 Therefore we contend that the change of use is acceptable development and planning approval should be granted.



Allan Williams-Jones Bsc, MA, MBA, Msc, MRICS
Huthwaite Freston Wright Ltd
March 2024

Photograph Schedule



Photograph 1: Subject outbuilding



Photograph 2: Subject outbuilding in relation to Main dwelling



Photograph 3: South elevation



Photograph 4: West Elevation