

18 April 2017

Barn . land to the north of Commonpiece Lane . Cropper . Ashbourne . Derbyshire DE6 5JF

Planning Statement to support application in accordance with Town and Country Planning (General Permitted development – England) 2015 no. 596

This application is for prior approval, for conversion of the existing agricultural barn at the above, into a single dwelling, under class Q(a) and Q(b) of the above order.

Site and relevant History

The barn which is subject to this application located to the north of Commonpiece Lane, just outside Sutton on the Hill, to the north west of the junction between Commonpiece Lane, and James Lane. (see aerial view below).



Aerial view – North ▲

The building comprises a traditional structural steel framed agricultural building, with a mixture of concrete blockwork walls, vertical profiled steel cladding and 'Yorkshire' style vertical timber boarding. The roof is dual pitch, the ridge is off-center, with a profiled steel sheet roof cladding.

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Approach from South - building facilitates livestock in fields to north-west, existing yard in foreground



West Elevation



North Elevation

The building is enclosed on all 4 sides, with livestock openings to the north and south, which are open above the level of approximately 1.5m to allow natural light and ventilation. Translucent panels in the wall cladding afford further natural light.

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East Elevation – Inaccessible due to brambles



Interior of building



The building has been used for lambing, hay and fodder, for in excess of 20 years. The sheep graze in the adjacent fields, the applicant holds a CPH number of 090180079, and an SBI number of 112290781, the property is not subject of an agricultural tenancy.

Addressing the use class order

The order requires the following:

Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) Transport and highways impacts of the development,*
- (b) Noise impacts of the development,*

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- (e) **Location of building** – the existing agricultural barn sits to the north of the original yard, and to the north of Commonpiece Lane. The nearest domestic properties are Commonpiece Farm, which is a private house to the south, and Rose Cottage, which lies to the west along the Lane, The Methodist Church labelled on the map extract below is opposite Rose Cottage and currently un-occupied.

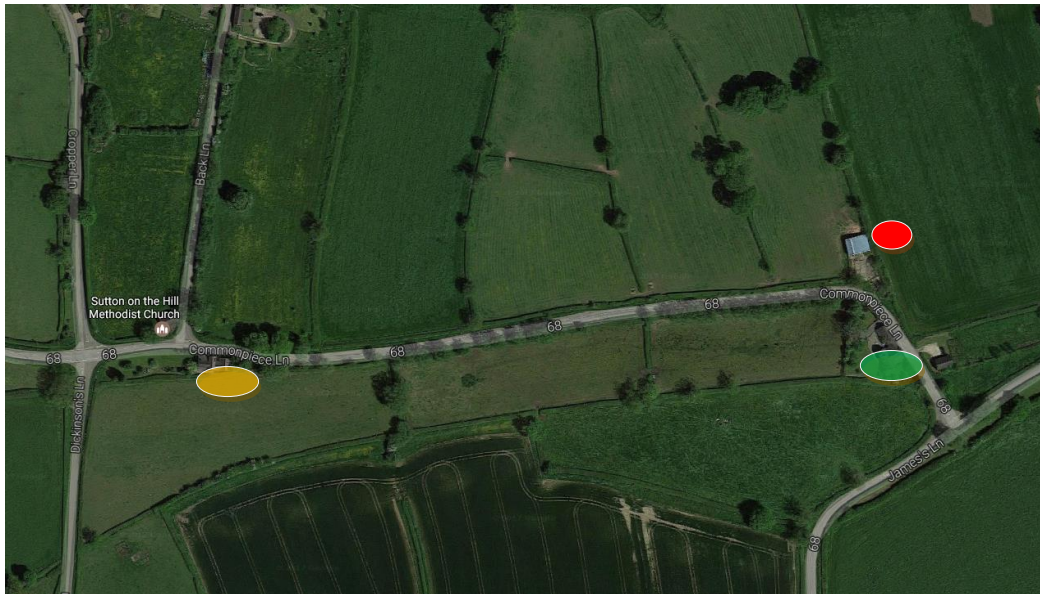
The site is located to the north of the village of Sutton on the Hill, approx 1.4 km by road from the centre of the village.



Site in relation to Sutton on the Hill village

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**Aerial location indicating adjacent properties -
Rose Cottage indicated amber, Commonpiece Farm indicated green**

- (f) ***Design and external appearance*** – the proposed design sits within the existing external framework of the building, and utilises the existing steel framework, and the majority of the existing cladding. The attached structural engineers report confirms that the structure is fit for conversion.

The existing steel cladding and roofing will be re-coated, in Plastisol colour coating, the Yorkshire boarding will be stained, and further boards added internally to close-off the air gaps and form a weather-tight enclosure. Existing blockwork walls will be retained, and Yorkshire boarding taken down over the blockwork in order to eliminate this more unsightly element, the external envelope of the building will be insulated internally to comply with building regulations.

The elevational colours and treatment are a mixture of silver and dark grey, which are restrained and contemporary, giving the true impression of a converted agricultural building. Existing doorway openings are utilised for doors and windows with polyester powder coated aluminium windows, new windows are inserted where required. The choice of this window style compliments this style of architecture. Fenestration is designed to be functional and to facilitate each of the spaces within. The proposed elevations are indicated below.



South Elevation to Road



West Elevation



North Elevation



East Elevation

Accordingly, the drawings and details submitted with this application accord with paragraph W of the act.

This supporting statement has been prepared by Matthew Montague RIBA

May 2017

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