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The Old Hay Barn
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Date: 3 October 2024

PLANNING STATEMENT

RE: Old Foxes Kelshall SG8 9SE

The application is for:-

Change of use of land from agricultural to garden land and construction of a residential annexe.

Change of Use of agricultural land to garden land

The applicant wishes to change the use of existing agricultural/grazing land to garden land. A similar application (20/01959/FP) locally was recently approved.

Construction of an Annexe ancillary to the Host Dwelling

The applicant wishes to construct a single storey annexe to accommodate relatives who are in poor health.

Adjacent Grade II Listed Building

This application will have no visual or negative impact whatsoever on the nearby Grade II Listed Building

Neighbour Impact

The proposal will have no negative impact on neighbouring properties, including overlooking, noise and there will be minimal additional vehicle movements.

Parking

The present parking arrangements for the house will remain unaltered. There is additional parking adjacent the proposed annexe.

Scale and Mass

The proposed annexe is limited in its scale and mass with a low roof line incorporating hipped, rather than gable ends. There is an existing hedge which will ensure the view of the annexe from the public highway is limited therefore, in general, there will be no impact on the existing street scene.

Conditions

Any condition(s) of planning will be resolved prior to construction work commencing.

Very Special Circumstances

There are a number of very special circumstances associated with this application. These have been highlighted in the accompanying Green Belt Impact Statement.

Ted Kavanagh Planning Agent