Wastell &Porter

Architects, Planning and Development Consultants

Design and Access Statement

For

Regularisation of existing residential curtilage; change of use of section of land to residential curtilage; demolition of outbuildings; construction of new garage block; construction of entrance porch; alterations to internal layouts and fenestration; conversion of ground floor to residential use and construction of new crossover and access to land to the rear.

At

Garden Croft, Westmill Lane, Ickleford SG5 3RN

For

Mr and Mrs Carter

By

Wastell & Porter Architects Ltd

This application seeks approval for the regularisation of existing residential curtilage; change of use of section of land to residential curtilage; demolition of outbuildings; construction of new garage block; construction of entrance porch; alterations to internal layouts and fenestration; conversion of ground floor to residential use and construction of new crossover and access to land to the rear. Garden Croft, Westmill Lane, Ickleford SG5 3RN.

History

In 1968 planning permission was granted for the first floor of Garden Croft, to be used for residential use. A search on NHDC planning history for the property reveals no other applications have since been submitted. In July 2017, the applicant contacted NHDC planning department, reference no. 17/01645/1GEN. Mr T. Donavon dealt with the various questions raised by the applicant. In summary, Mr Donavon stated he would be cautiously optimistic that the proposals would be supported.

Residential Curtilage and Access

The existing site plan shown in the drawing 1973-03A, shows all the land that forms part of the existing residential curtilage. The existing pig pens to the west of the plot are proposed to be demolished and were used by Garden Croft.

The proposed site plan includes the site area of the new entrance is not part of the curtilage. The new proposed entrance is for the use of the farmer to access the land behind. There is an existing right of way to the field through the applicant's site. This access is tight and not suitable for larger modern combine harvesters. The new entrance is for farm vehicle access only and will be wide enough to accommodate for the larger modern combine harvesters.

New Garage Block

The proposal includes for the demolition of the various outbuildings and erection of a three-bay garage. The existing building are a mixture of styles and construction and have no architectural merit. These buildings also dominate the site portraying a cluttered feel. The removal of these buildings would open up the site and be less crowding within the green belt. A new oak and weatherboard building is proposed to replace the outbuildings and provide some of the lost storage space.

Main House Alterations & Conversion of Ground Floor

The overall changes to the building are minimal and could be considered as permitted development. The new porch covers just over $3m^2$ and 3m in height which is just outside permitted development standards. The introduction of the glass balustrading and conversion of the ground floor are elements that do require permission. Given the simple nature of these proposals and as they do not materially affect the setting of the building, these should be given support.

Conclusion

The application regularises the site and alterations as a residential property. The removal of the excessive outbuildings makes the side feel more open and fit comfortably within the green belt. The proposal has no impact to the surrounding buildings.

MS/PH/1973/Jan/2018