

Heritage Statement

Dawes Bank Farm

Porch Extension To Front Of Dwelling.

Velux Rooflights In Existing Roof

New Front Entrance Gate

New Perimeter/Boundary Fencing

New Summer House And Garden Room To Rear

The Planning Application as described above involves the following:

- New porch to front elevation of dwelling. The stonework, roof slates and doors and windows are all to match the existing/original style.
- Velux rooflights are to be the conservation type fitting.
- Front entrance gate is to be constructed in timber and stained. It is to be kept to a relatively low height, which matches the existing gate. The existing gate is of metal construction and is not original. The front entrance gate would have been constructed in materials that were available at the time when the farmhouse was built, therefore it is assumed that timber is in keeping with the original style.
- Perimeter fencing, this is to be stained the same colour as the front entrance gate. It is to be kept at the same height as existing and constructed out of timber, which the original fence would have been constructed from, to match the front gate.
- The new summer house and garden room are both to be constructed in stained or painted timber and both be sympathetic to the timber used in the new gates and perimeter fence. Whilst being far enough away from the original farmhouse to enable a modern style and not detract from the traditional style of existing farmhouse.

The above detailed description of the development should hopefully confirm that the proposed development will be in keeping with the original structure and all construction elements will match the original structure, where possible.

The proposed extension, boundary treatment and outbuildings will not in any way affect locally listed properties.

Greenbelt Impact Statement

NPPF 2012 paragraph 145 states that:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- *Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.*
- *The extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.*

The reasons to justify the proposed demolition and rebuild to limit impact on the Green Belt are as follows:

1. Existing farmhouse volume is 870m³ and the proposed volume (inc porch and outbuildings) is 1030m³. Therefore the proposed porch extension and outbuildings gives an increase in volume from the original farmhouse of 18% which is within the target of 33%.
2. The material finish of the new porch is to match the existing farmhouse.

Summary

The scheme seeks to use a current developed site and has been designed to provide a high-quality scheme with porch and boundary treatment that matches the original property and the outbuildings having their own identity and coherent character, whilst retaining the traditional material look of the original farmhouse. Thus minimising the impact on the surrounding open countryside by careful positioning of new extension and boundary treatment of the original form, thus limiting the impact, visually and materially of the green belt land in which it sits.