

Supplementary Planning Statement Revised 08/04/2022

Dwelling to Replace Stables and Barn

Rear 90 Watling Street Affetside BL8 3QW

The Planning Officer has indicated that the replacement of the existing buildings with a new dwelling is acceptable in principle, but she expressed concern about the size of the dwelling and suggested that it should be reduced in scale. Revised plans were submitted in January this year but the reduction in size was not considered to be sufficient to allow permission to be granted. There was also concern about a bedroom window so close to the rear boundary.

Mr and Mrs Walker are elderly and require a bungalow built to Lifetime Homes standard including ramped access and adequate internal circulation space. In particular, Mr Walker has mobility problems and can no longer manage stairs. The size of the bungalow needs to be of a minimum to meet their needs and to include facilities such as en suite bathrooms.

The layout of the bungalow has been modified so that there is no longer a habitable room window close to the rear boundary. Both the floor area and volume of the bungalow have been further reduced. The length of the main part of the building is 13.7 metres with a depth of 9 metres. The roof pitch remains at 22.5 but the reduction in floor area means that the height to the ridge is 4.7 metres compared to the previous 5.25 metres. The plans as originally submitted showed a height of 6.2 metres. The eaves height remains the same at 2.4 metres. The existing barn which is to be removed has a height of 4.75 metres.

The floor area of the existing stables is 139 square metres. Together with the barn the figure is 207 square metres. The floor area of the bungalow will now be 144 square metres, virtually the same as the stables and over 20% less than the floor area of the stables and barn.

The volume of the existing stables is 500 cubic metres and the barn 280 cubic metres, a total of 780 cubic metres. The new bungalow will have a volume of 560 cubic metres approximately 12% larger than the stables but much less than the total volume of the existing buildings.

The new building will be far less visually prominent than the existing buildings and there will be no harm to the openness of the Green Belt.