

Supplementary Planning Statement
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.

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.

Mrs Walker's hobby is floristry and bedroom 3 will be used as her workroom. The window will be close to a blank wall of the neighbouring property and could be obscure glazed if required.

The bungalow has been made smaller as suggested. One room has been omitted and others reduced in size. The overall length of the bungalow has been reduced by 5 metres from 22.75 to 17.75. The roof pitch is now 22.5 degrees rather than 35 degrees, reducing the height from the ridge from 6.2 metres to 5.25 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 be 180 square metres i.e. 30% larger than the stables but 20% less than the floor area of the stables and barn.

The site is well screened from view apart from the field to the west which is in the applicant's ownership. The new bungalow will be less prominent than existing buildings and will not harm the openness of the Green Belt.