

Supporting Planning statement

September 2021



In Support of

Planning permission is sought for the changes to the building known as the Back Barn at Oaklands farm to enable it to be used as a Guest House. This includes repair and replacement of external Cladding, insertions of Windows and doors into existing openings, insulating and general repairs and improvements internally.

A lawful development Certificate for the change of use to a guest house has already been granted under **application 20210257.**

at

Oaklands Farm,
Leywood Road,
Harvel,
DA13 0UD

Introduction

The proposed development is to carry out the necessary works required to convert tuse the building as a Guest House. The scope of this application is limited to the Building itself and its immediate curtilage, a separate application will be submitted for any works required outside the curtilage of the building.

A lawful development Certificate for the change of use to a guest house has already been **Granted** under application 20210257.

Addittonally a determination was sought as to whether Prior approval was required for the change of use of the building to a class C1 Guest House was required, and it was determinted that **Prior Approval is not Required** under application 20210193.

At this stage we are seeking planning permission to carry out the works required to use the building as the class C1 Guest House which we have approval for. This is the next stage in the planning process. A subsequent application for any changes required outside the curtilage will be submitted separately.

Design

The buildings exterior is of an agricultural nature and we would look to try and maintain the look by keeping the current openings within the structure but infill these with large amounts of glass in the form of windows and doors. We would not look to create any additional openings within the structure.

Local wood has been used for the top part of the cladding which would look to be repaired and replaced where necessary, the bottom half is currently clad in Plywood which we would look to replace with cladding to match the top half of the barn.

The Windows and Doors will be coloured to blend in as much as possible with the natural wood on display.

The roof is made of sheet metal and is in good repair this would be retained and maintained with little impact to the aesthetics of the building itself.

Overall the building will look largely the same with some improvements which should improve the look of the building and the surrounding area.

Building Structure

The building is of timber construction, with a concrete Base, metal roof and timber clad. The building was renovated around 2010 and has been in continuous use as an agricultural building since then. Despite its continuous use and tractors and other heavy machinery being driven into the building openings as well as the building being used as shelter for a number of cows, the building is in good repair.

Floor - The concrete floor is showing no signs of cracking or being in poor repair, the slab is approximately 250mm deep with a 150mm of hardcore base underneath. Additionally there is a concrete hardstanding in front and behind the structure. There is currently no damp proof membrane so a liquid membrane will be applied as part of the works.

Roof – The Metal Roof is also in good repair with no obvious signs of wear or damage, there are no leaks and the roof projects out from the building in all sides providing good protection from the rain onto the Timber cladding.



Timber Cladding – The Timber cladding to the exterior of the building on the top half is in good repair, there are a few boards which need to be replaced however the cladding itself is fine. There is plywood installed to the lower half of the structure which is weather tight and un-damaged however some sections have begun to delaminate and aesthetically we feel it does not fit in with the largely bare wood structure. The plan would be to repair and replace where necessary and allowed.

Timber Frame – There are no major signs of wear and tear on the timber frame, no signs of rot or decay. The roof structure is solid and the walls and beams are also in good repair.

Proposed work

External Timber Cladding

Currently the building is clad in a mixture of locally sourced timber and plywood at a lower level. The Plywood at a low level is fairly unsightly and the proposal would be to replace the plywood with locally sourced timber to match the timber covering over the top section of the barn and the timber would be mixed together to create a more uniform look.

Windows and Doors

There are currently 3 large openings in the barn to allow access and air flow, the proposal would be to infill these with a mixture of timber and glass. There is an Opening on the Front and rear, the proposal would be to infill these with Bi-Fold doors which span the opening, these would then have windows above to infill the remaining openings. Additionally there is a large opening at one end which is half height, this would be infilled with Windows across the opening. These would be coloured to closely match any Timber used onsite.

Flue Pipe from Woodburning Stove

We would look to cut a hole in the existing roof and install a Flue pipe for a wood burning stove, this would project approximately 1m from the roof. The exact location is to be agreed.

Internal Alterations

Once the windows door and external cladding has been installed and the building completely weather tight, the internals of the building will be converted to a guest house, including the installation of insulation, heating plumbing, electrics etc.

Waste Water and Services

A separate application will be submitted for the management of waste water and services.

Access

There is an existing Gate which provides access to the field and Barn, within the entrance to the gate there is an existing hard standing which can be utilised for parking vehicles as well as access to the field and Barn. However a separate planning application will be submitted which covers access.

Conclusion

It is submitted that the proposed works to the Back back barn will improve the look of the building and surrounding area. There are no additional openings proposed as part of the works and any existing openings will be filled with Glass (Door and windows) etc to minimise the impact of the works. We are proposing no changes to the structure of the building and will look to work with the building as it is. The repairs and replacement of cladding would improve the overall look of the building whilst maintaining the agricultural feel of the building.

Prior approval has already been granted for the change of use of the building to a guest house so I see no reason why this application for the external changes to the building should not be approved.

We would therefore respectfully ask that the Local Planning Authority approves this planning application for these proposed works.

Mr Benjamin Frank Merchant