DESIGN ACCESS AND SECURITY STATEMENT
High Ash Barn Sandy Lane Chisworth Glossop SK13 5RZ
Proposed Farmhouse Extension

1.00 **Application for Full Planning Permission**
Full Planning Permission for a two storey side extension to the existing farmhouse for extended living accommodation

2.00 **Site Location**
High Ash Barn
Sandy Lane
Chisworth
Glossop
SK13 5RZ

3.00 **The Applicant**
Mr and Mrs R Driver

4.00 **The Agent**
Randfield Associates
Forge Bank Studio
1A Longhurst Lane
Marple Bridge
Stockport
Cheshire
SK6 5AE
Tel: 0161 427 8485
Email: info@randfield associates.co.uk
Contact Mr Charles Bryant

5.00 **Site Context**
The property is an existing agricultural holding within a family co-operative of farming businesses long established on Sandy Lane, Chisworth. The properties and extensive grazing land are at present under single ownership. The primary business is sheep farming.

The site is an agricultural holding comprising a complex of house, barns, stable, garage and farmyard within a compact group of buildings located on the hillside above the A626, Glossop Road, in a rural setting. The agricultural holding is approached directly from the secondary road, Sandy lane, by a short track leading to the yard and buildings.

The farmhouse is a barn converted circa 1990 to house part of the family. There are a couple of buildings in other ownership ranged along the access track. The area is generally of open aspect with some mature trees lining the

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track; but not near the site. The house is on a level area partly cut into the hillside and surrounded by open fields.

6.00 **Present Activity and Future Requirement**
The applicants, Mr and Mrs R Driver, live in the house on the premises with their son and daughter. Their son, Mr Joshua Driver, is established as part of the family co-operative, with an individual licence. Due to the farming activities he is permanently based at the farm complex. Now being a family unit of his own he is requiring extended accommodation; but remaining based on the farm.

7.00 **Proposed Development**
The development proposed provides extended living accommodation on the farm for Mr J Driver and family allowing direct access to land and livestock as necessary at any time of day or night as required for animal husbandry.

The location of the proposed building is appropriate for this purpose as well as being convenient and unobtrusive in setting does not make any demands on open space or farming land. The site for the extension is vacant and was once an enclosed part of the original barn complex.

By remaining in residence on the farm Mr J Driver will have no travel distance to place of work and will be in constant touch with other family members for planning work and have direct access to farming equipment and tractors. Due to the nature of their farming with livestock and especially sheep at lambing time, being on the spot at all hours is essential.

8.00 **Design**
The building is proposed as an addition to the south west gable end of the existing house; where a former shippon was located, tucked into the hillside. The design, materials and construction will be commensurate with the existing barn conversion and will emulate a shippon conversion.

No trees, hedges or ecology are affected by the proposal and as the proposed building is compactly located within the farm group of buildings will have no impact on the existing development or the surrounding countryside. The land for the house, associated private space and parking exist, already.

9.00 **Access**
Ease of access is an important factor for the building's location and the position within the farmyard and close proximity to other buildings is ideal. It

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utilises an existing unused area adjacent to the main access, which continues to the agricultural barns. Pedestrians, livestock and vehicles have a relatively uncomplicated mobility around the level site.

10.00 **Security**

Again, the close proximity to the yard and barns is important in maintaining an over-view of the whole site reinforcing the policing of the farm, which is an increasingly important factor with the cost of machinery, fuel and livestock. The family can keep an ever watchful eye on each other in this slightly remote location, which also aids health and safety at work.

11.00 **Conclusion**

The aspects of the proposed development are the justification for an agricultural worker to remain dwelling on this site with his own family as well remaining part of the larger family group and the approval for the building extension to the existing farmhouse within part of the farm complex.

Both have many compelling factors supporting the proposal. The need to be on the site of ones business particularly in a genuine agricultural context is historically well proven and the location of a building extension to the barn is well within the context of the existing site and situation. Neither is detrimental to the character and amenity of the locality nor of the surrounding area.

12.00 **References**

Drawings: 3067 01/ 02A/ 03/ 04/ 22/ 23A/ 24