Barron Design

Conversion of existing outbuilding at Stoneleigh Hall, Rosset

DESIGN AND ACCESS STATEMENT

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Contents

1.0 Introduction
2.0 Use
3.0 Design
- Layout
- Amount
- Scale
- Appearance
- Landscaping

4.0 Access
5.0 Ecology
6.0 Planning Policy
7.0 Summary and Conclusion

1.0 Introduction

Stoneleigh Hall is a dwelling on the outskirts of Rosset. Formerly a country residence, the substantial property has been redeveloped into several smaller dwellings with a shared driveway and landscaped gardens.

Stoneleigh Hall consists of the dwelling, gardens and outbuilding. This application is for the conversion of part of the outbuilding.

2.0 Use

2.1 Existing Use

The existing outbuilding consists of a store and a garden room/living space. The living space is constructed with insulated masonry cavity wall and insulated roof with space heating by electrical panel radiators.

The room is generally used as a sitting area with views over the garden and as an additional bedroom when the Applicants son is home from university.

2.2 Proposed Use

This application seeks to improve the living space and increase its use for purposes incidental to the enjoyment of the dwellinghouse.

The proposal is to convert part of the store area into living space. This will allow the space to be utilized as a home office during the day, a sitting room in the evenings and still be used as a bedroom for the applicants son or other visitors. The proposals include a small kitchenette for the preparation of beverages and snacks and a toilet, thus making the space usable all day.

3.0 Design

The proposed scheme has been developed to the following good design practices:

3.1 Layout

The layout is fully contained within the existing outbuilding. There are no additional apertures to any of the facades, with new glazing to the partly infilled store facing the garden, which is only viewed by the applicant.

3.2 Amount

The development is limited to the existing outbuilding. There is no additional floor space associated with this application.

3.3 Scale & Appearance

The scale and appearance of the existing outbuilding remains unaltered.

3.4 Landscaping

There is no proposed landscaping associated with this application.

4.0 Access

The access to the site remains as existing.

5.0 Planning Policy

The application falls under Class E of the Welsh Governments Householder Technical guidance (Version 2) as identified on Page 52:

'The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, raised platform, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure, platform or pool;

The application also satisfies the other parts of Class E.1, E.2, E.3, E.4 and E.5 as outlined on Pages 52 and Page 53.

8.0 Summary & Conclusion

This Design and Access statement demonstrates a need for the conversion of the outbuilding.

There is no visual impact to any of the neighbouring properties and the use remains incidental to the enjoyment of the dwelling.

The design follows good practice and meets the current planning policy.