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## IAN PICK ASSOCIATES LTD.

SPECIALIST AGRICULTURAL AND RURAL PLANNING CONSULTANTS

### DESIGN AND ACCESS STATEMENT

#### ERECTION OF AN AGRICULTURAL WORKERS DWELLING AT FOX AND RABBIT FARM, LOCKTON

The proposed development seeks outline planning consent for the erection of an essential agricultural dwelling at Fox and Rabbit Farm. This statement sets out the design and access principals of the proposed development.

#### Amount of Development

The proposal is in outline format with all matters reserved for subsequent approval. The proposal seeks consent for a single dwelling for occupation by an agricultural worker.

#### Use

The use of the development will be for residential purposes by an agricultural worker in connection with the operation of the agricultural business at Fox and Rabbit Farm.

#### Layout

The proposal shows an outline plot extending to 0.1 hectares. The development will include an agricultural dwelling, garage, parking and turning area and a domestic garden.

#### Scale

The proposal extends to the erection of a single detached agricultural workers dwelling, together with associated garage, turning area and domestic garden.

#### Landscaping

The outline plot has been sited adjacent to the farm access road and existing farm buildings at Fox and Rabbit Farm. The proposed dwelling is well related to the existing farm buildings and existing dwelling and will appear in the landscape as part of the existing built complex of the farmstead.

#### Appearance

The proposed dwelling will be constructed from brick with the roof covering in traditional pantile. The proposed dwelling will be of 2 storey construction, providing 3 bedroom accommodation.