

Design & Access Statement

Project	Barn conversion at Apple Farm, Thorpe Lane, Fylingthorpe
	Retrospective application for re-siting of a shed and forming a graveled area
Date	26.8.14
Original application	Works related to the conversion of the barn to a holiday cottage are covered by your planning approval notice No. NYM/20212/0581/FL
NY ref	ENQ. 10488 dated 18.8.14

There was an oversight in not appreciating the need for extending the planning permission on this project to cover the above items.

In your letter referenced above you refer to the siting of a garage with hard-standing. To clarify, it is an existing shed that was on the site and attached to the stone barn. This has been lifted, rotated 90deg and repositioned further away from the stone barn to allow for a small lawn. The purpose of the shed is primarily for the storage of garden and ground work equipment and as a basic workshop for the maintenance of the cottage, the garden and the paddock, and for the storage of equestrian supplies again related to the paddock. There is no vehicular access to it as the gravel track past it is too narrow to allow a vehicle to turn into it. The hard-standing referred to is only about 50mm of crushed stone to provide a reasonable surface rather than bare earth.

The graveled area adjacent to the shed has two purposes. Firstly, as an area to manoeuvre a horse box or livestock trailer for bringing horses/sheep to and from the paddock. It also provides an area for guests to the barn/cottage to leave their car(s). With parking and manoeuvring space limited outside the barn/cottage, this area will prevent the need for cars to reverse out back to the main road, or park on the main road and walk in to the cottage. Generally it is expected that guests will park in front of the cottage as this is the most convenient location, but this may not always be practical.

The graveled area has purposefully been laid simply as gravel so that it can be easily restored to paddock or amended to suit use.

In balance, we would argue that the shed and graveled area are for agricultural use, with a benefit to the cottage domestically in allowing improved maneuvering of vehicles and car parking when required.

