



DESIGN AND ACCESS STATEMENT

Application for

**CONVERSION OF EXISTING DISUSED BARN AND CART SHED INTO
NEW 3 BEDROOM HOUSE AT STOKE FARM, NORTHWOOD LANE,
HAYLING ISLAND, PO11 0LR**

for

MR AND MRS NORTH

July 2013

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1.0 INTRODUCTION

This Design and Access statement is submitted in support of the application for development described as follows:

Conversion of existing disused barn and cart shed into new 3 bedroom house at Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR

2.0 SITE DESCRIPTION

The site for the proposed development is within the farm yard of Stoke Farm as shown on drawing M/30013/001.

The barn has been disused for many years due to its size and form, which make it unsuitable for storage or livestock.

Very little of the former cart shed remains apart from the rear enclosing brick wall and some timber framework to the front.

They are approximately 15m from the boundary to the east where they are screened by the existing stables, and approximately 45m to the west boundary where they are screened by the farm house.

There is direct vehicular access from Northwood Lane, which is a very quiet road carrying only occasional slow moving traffic. The established pattern of parking to houses in Northwood Lane is for cars to reverse out from the driveway into the road.



North elevation showing view from Northwood Lane



West elevation showing view from farm yard



East elevation (screened by stables)

3.0 PROPOSED DEVELOPMENT

It is proposed to convert the existing disused barn and cart shed into a three bedroom house as shown on drawing M/30013/002 rev A.

The design will retain and enhance the character of the existing farm buildings. The existing brick facings will be retained and the black stained weather boarding will be extended along the front elevation. Light to the first floor will be provided by flush rooflights set into slate tiling. Glazing and opening detailing will be kept simple to reflect the character of an agricultural building.

Parking for two cars will be provided within a new brickwork boundary wall. New gates in the existing wall to Northwood Lane will provide vehicular access.

4.0 PLANNING POLICIES AND PLANNING HISTORY

Mr and Mrs North have lived in a mobile home at Stoke Farm for 13 years. In 2009 they applied for and received planning approval (09/56626, renewal of approval 03/56626/002) for the mobile home subject to the condition that at least one of them was employed or working solely or mainly in agriculture.

Mr and Mrs North work solely at Stoke Farm and will continue to do so for the foreseeable future. They also now have two young sons and consequently the mobile home is no longer adequate for their housing needs.

In addition, although the mobile home provided a solution at the time, it clearly did not lead to an enhancement of the immediate setting or was it sensitive to the defining characteristics of the local area as envisaged by National Planning Policy Framework 2012.

National Planning Policy Framework 2012 states that new homes can be created in the countryside where there is **"the essential need for a rural worker to live permanently at or near their place of work in the countryside"** and **"where the development would reuse redundant or disused buildings and lead to the enhancement of the immediate setting"**

Stoke Farm is Mr and Mrs North's place of work and their housing need was recognized by Havant Council in the approval granted for the mobile home in 2009.

The proposed development would therefore provide Mr and Mrs North and their family with their essential housing needs as well as being wholly in accord with National Planning Policy Framework 2012

5.0 CONSULTATION

A meeting was held at the Havant Planning Department on the 7th June with Jenna Shore. She advised that the scheme would be fully supported in terms of design and siting, however she recommended that the proposals should be sent to the policy team for comment as the site was outside the urban area.

In response to consultation with the policy team Gareth Williams confirmed in an email on 19th July 'I would conclude that the proposal represents an entirely appropriate progression from temporary to permanent accommodation in this location. That the proposed conversion

utilizes redundant agricultural buildings, and would also appear to be appropriate in terms of its design, adds further weight to the overall acceptability of the scheme'.

6.0 CONCLUSION

The proposed development will provide a sustainable solution to Mr and Mrs North's housing needs as well as being wholly in accord with National Planning Policy Framework 2012.