

N / 102482 / F

Lambert Smith
Hampton

Property Solutions

DESIGN AND ACCESS STATEMENT

WALLFIELDS, HERTFORD

This design and access statement relates to a planning application for the retention of an unlawfully constructed lean-to structure which is attached to an existing, lawfully constructed agricultural barn at Ledwyche Springs, Bleathwood, Ludlow, Shropshire, SY8 4LF.

The lean-to structure was erected at the same time as the lawful agricultural barn to provide additional storage for the agricultural works undertaken on site and to alleviate difficulties encountered with the retention of soil on site.

USE

The building is currently utilised for the storage of plant, feed and materials used in conjunction with the fledgling farm and fisheries development at the property.

EXTENT OF DEVELOPMENT

The application relates to the retention of a lean-to structure which was constructed without permission to three sides of the lawful barn construction.

The development is a single storey, lean-to structure constructed in a similar style and material to the lawful barn structure.

The structure has minimal visual impact when viewed from the surrounding area.

LAYOUT

The internal layout of the lawful barn is unaffected.

SCALE

The scale and massing of the existing building remain relatively unaffected by the development.

LANDSCAPING

Landscaping to the site will be unaffected.

APPEARANCE

As the lean-to structure was constructed at the same time as the lawful barn, the materials utilised are identical and have subsequently, weathered at the same rate as the lawful structure.

The footprint of the original building is increased as a result of the construction however, as there is no addition in the height of the existing building the impact of the additional structure upon the appearance of the land and surrounding area is negligible.

ACCESS

The erection of the lean-to structure will have no affect upon existing access arrangements into the lawful barn building. Access into the lean-to structure is obtained from the level surface of the existing concrete hardstanding apron to the lawful barn construction.

1st October 2010

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL		
- 4 OCT 2010		
To		
Ack'd	File	