

Planning Permission In Principle

Conversion of Former Farm Steading to Single Dwelling House



Site

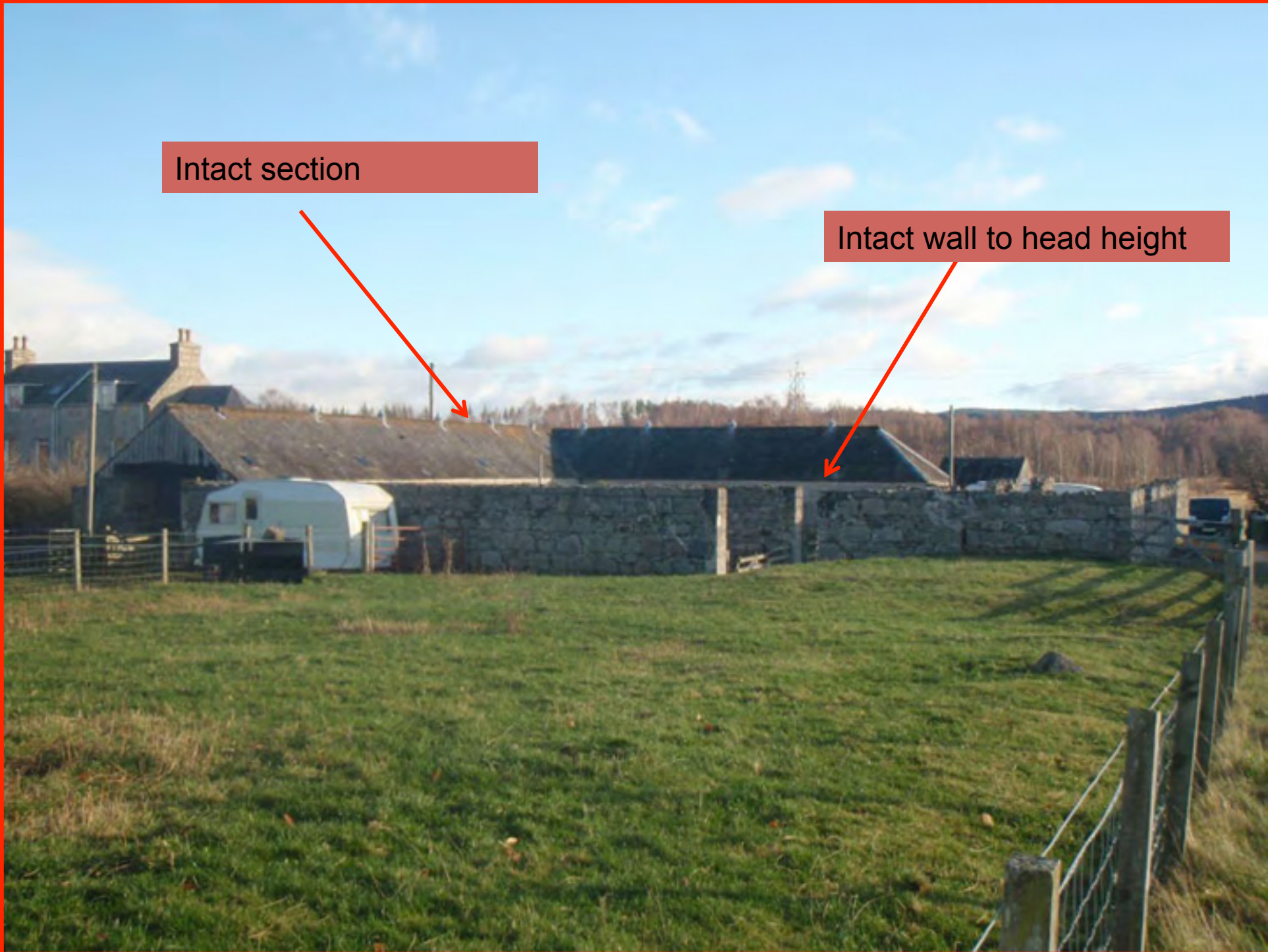


Site access from B970

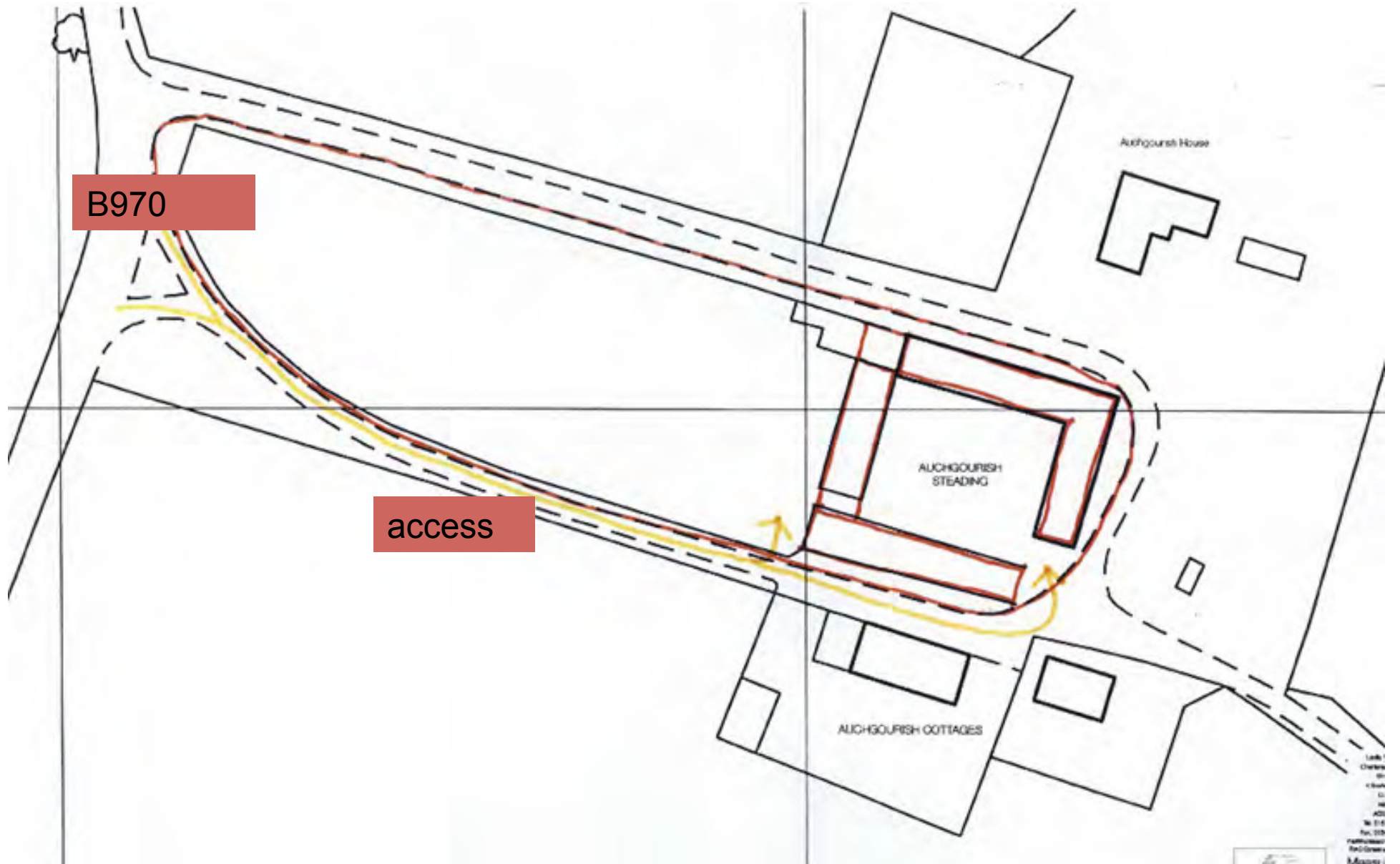
Intact section



Intact wall to head height



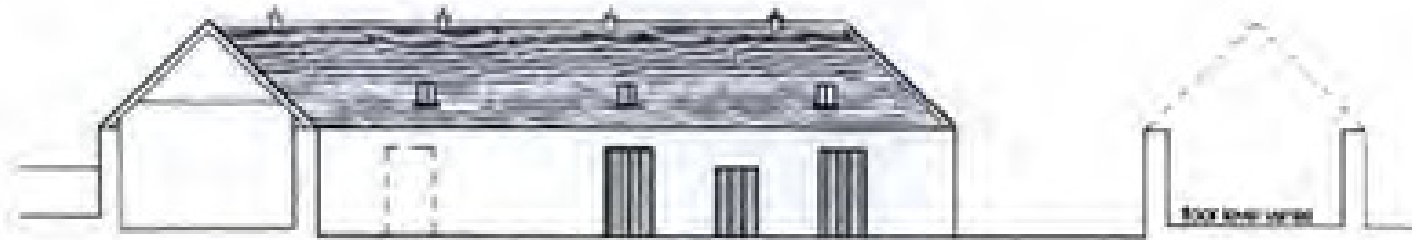




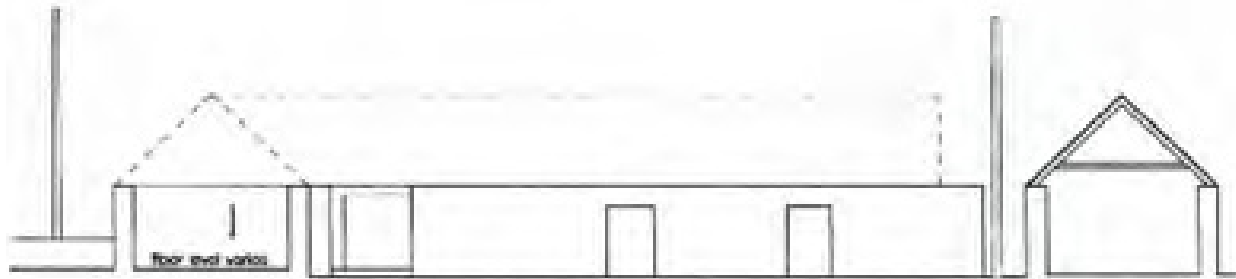
Survey drawing



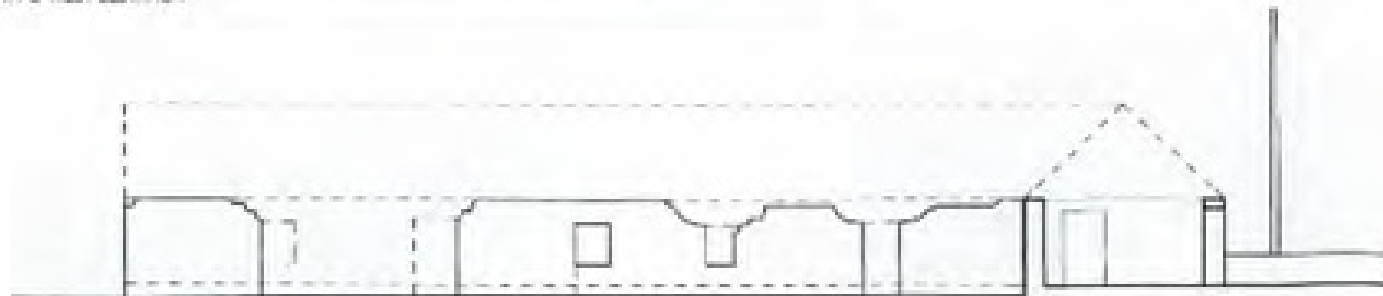
COURTYARD NORTH ELEVATION



COURTYARD WEST ELEVATION



COURTYARD WEST ELEVATION



COURTYARD NORTH ELEVATION



North Elevation



Courtyard North

Indicative elevations



South Elevation



Courtyard West



West Elevation



Courtyard South



East Elevation

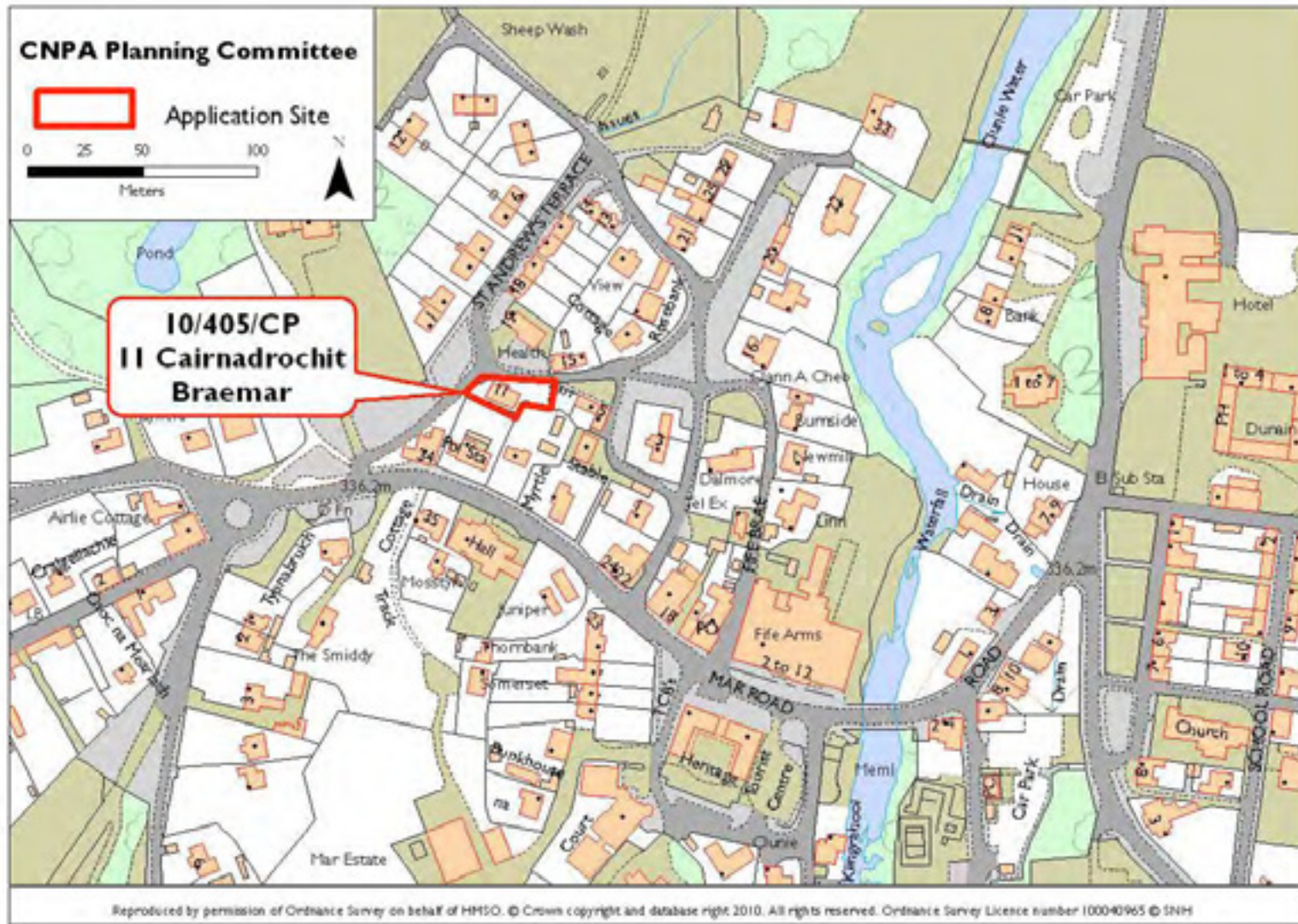


Courtyard East

- **Key Points**
- Planning Permission in Principle sought for conversion of courtyard steading to single dwelling
- Significant section of steading intact with full walls and roof another section with walls to wall head height
- Two existing dwellings adjacent to site
- Indicative design drawings submitted showing proposal that generally accords with existing footprint and form of building
- Most relevant policy CNP Local Plan Policy 27 Conversion and Reuse of Existing Traditional and Vernacular buildings.

RECOMMENDATION

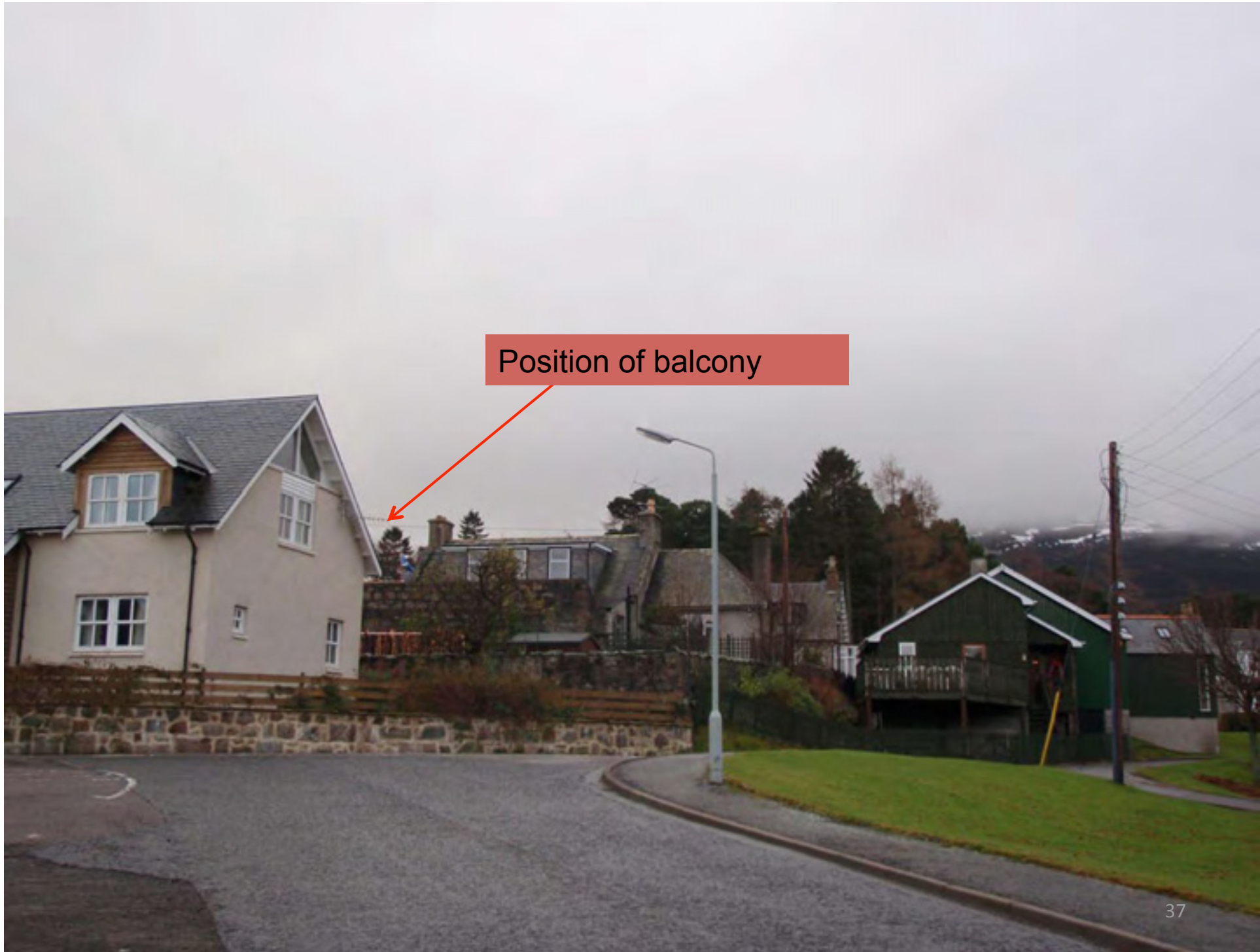
The proposal involves the conversion of a steading in principle to residential which is an approach generally accepted throughout planning policy. The proposal is not considered to raise issues of significance and **NO CALL-IN** is recommended. However, comments are recommended that careful consideration is given to Policy 27 and that any future detailed application should propose a sympathetic design solution for the conversion.



Full Planning Permission

Erection of Balcony & Formation of Fully Double Glazed Doors

Position of balcony

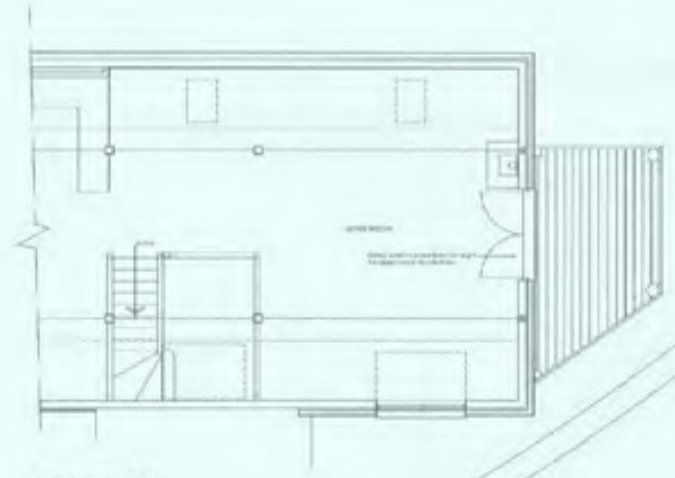




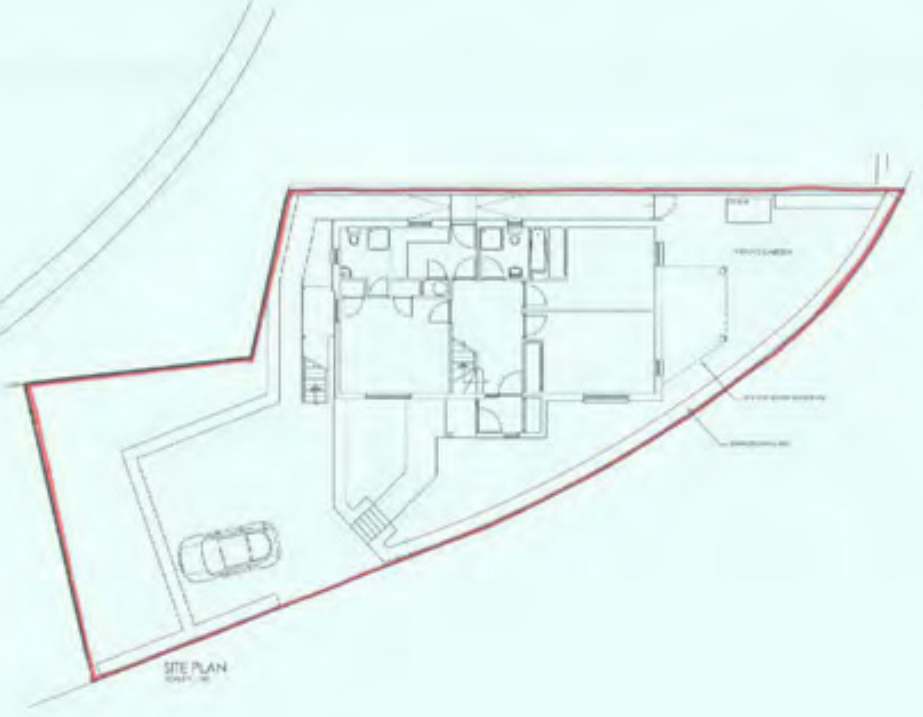
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

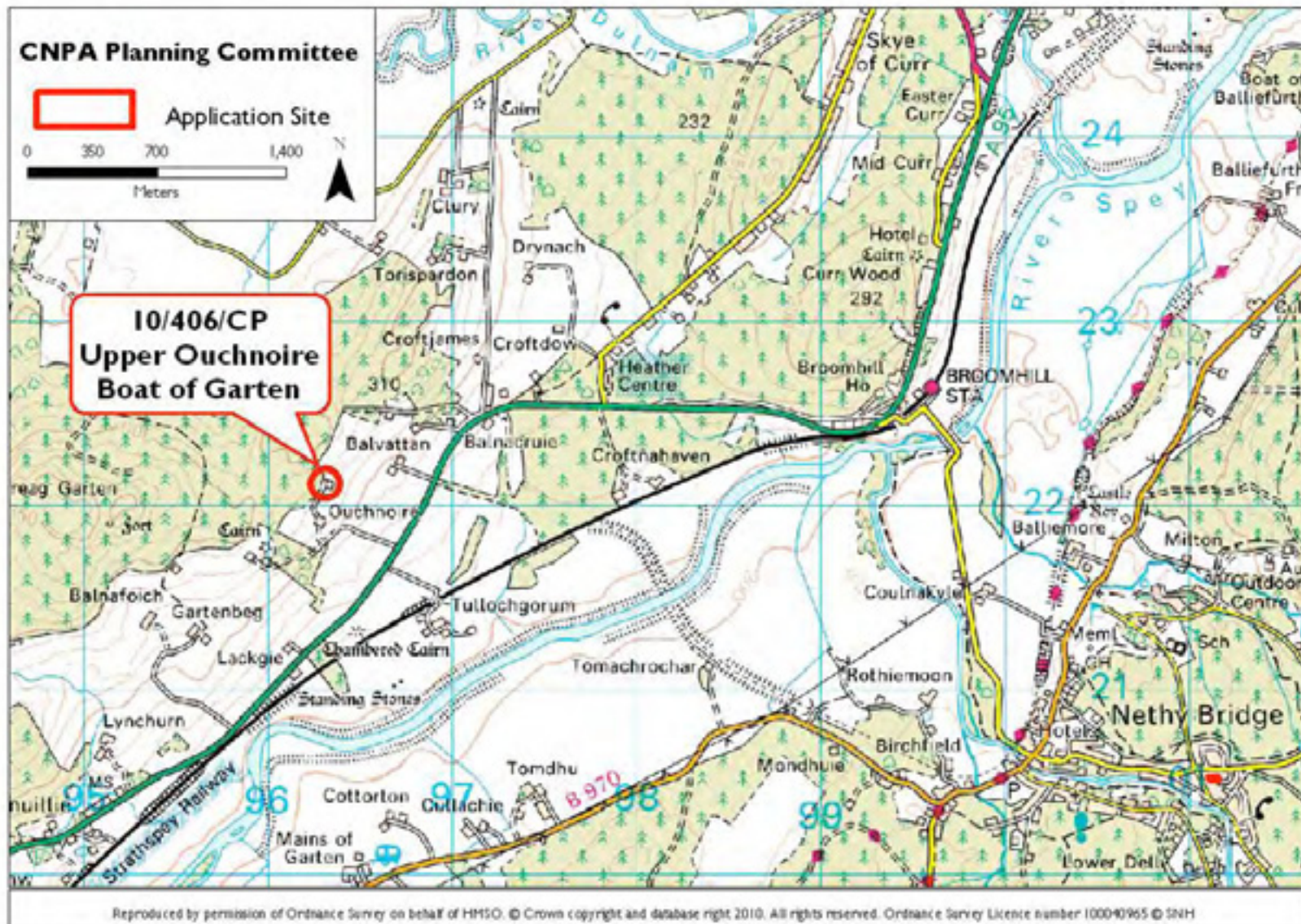


SITE PLAN
SCALE: 1/8" = 1'-0"

- **Key Points**
- Full Planning Permission sought for addition of timber balcony and glazed doorway on end elevation

RECOMMENDATION

This is a minor addition to a domestic property and **NO CALL-IN** is recommended.



Full Planning Permission
 Extensions to House to provide New Garage,
 Utility Room & Sunroom



utility/garage to this elevation



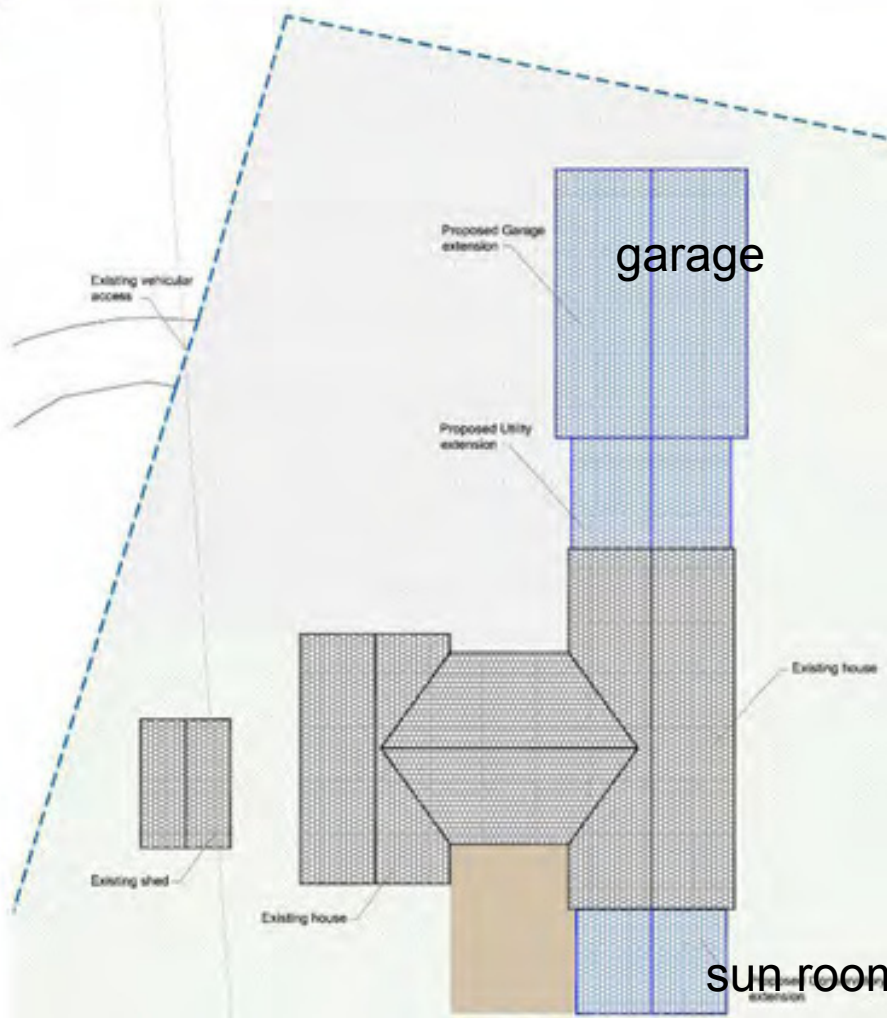
proposed sun
room

NORTH



LOCATION PLAN
Not to scale

- KEY:
-  Proposed Site
 -  Other land owned by client
 -  Gravel
 -  Hard Landscaping

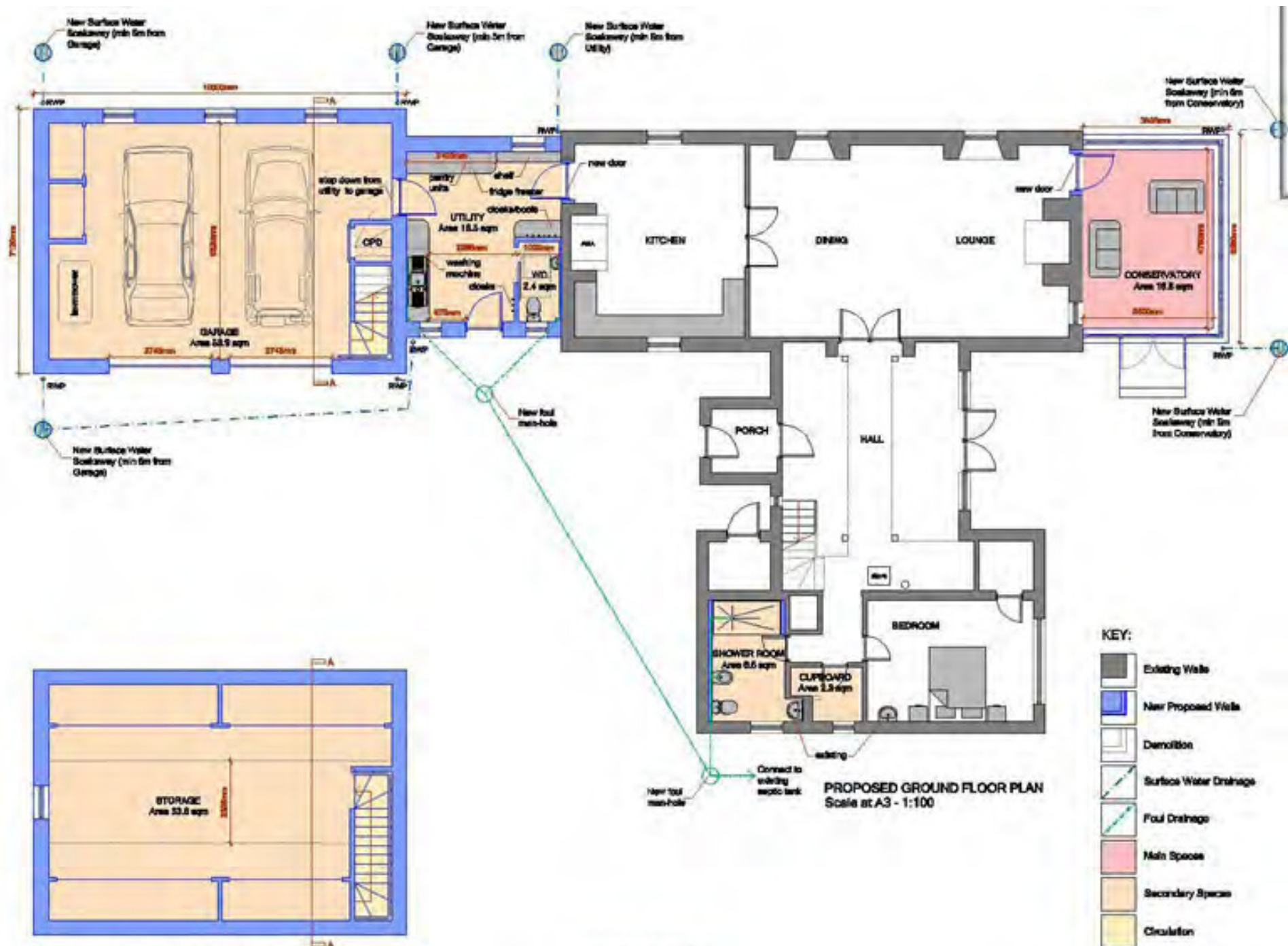


garage

sun room

sun room



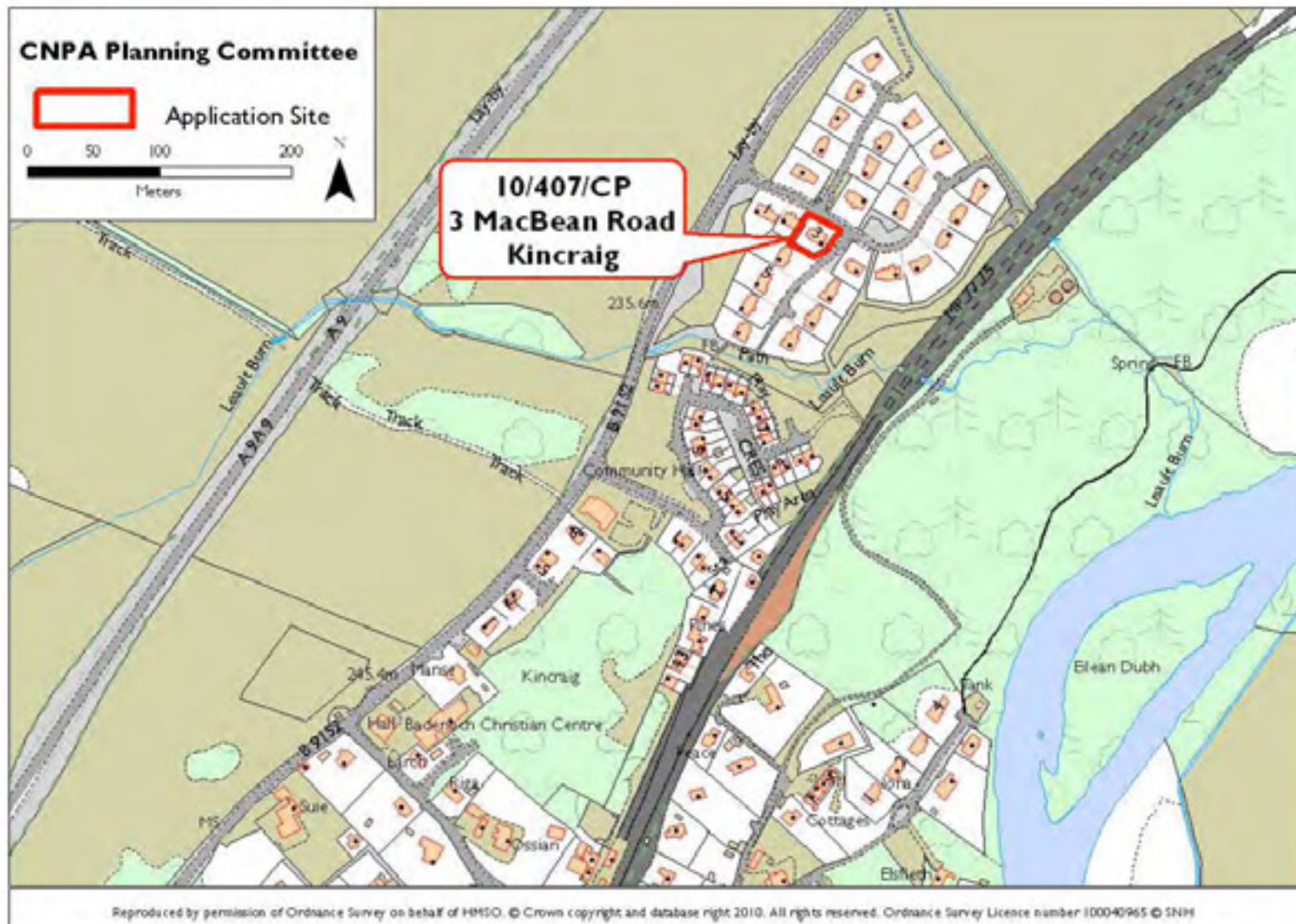


10/04583/FUL

- **Key Points**
- Full Planning Permission sought for addition of linked garage, utility room on one end elevation with sun room on other end elevation (see photos) to existing large house
- Extensions onto garden area
- Materials are to match existing
- Relevant policy of CNP Local Plan Policy 24 House Extensions and Alterations

RECOMMENDATION

These are domestic additions to a house and **NO CALL-IN** is recommended. **Comment** is suggested that the application should be considered against Policy 24 of the CNP Local Plan and in particular whether the proposals respect the design, massing and proportions of the existing house.

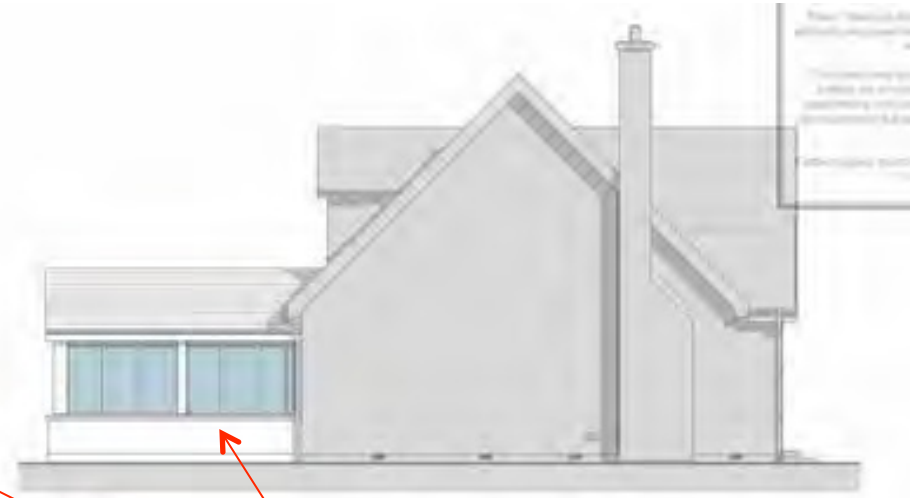


**Full Planning Permission
Proposed Sun Room**



SIDE

1 : 100



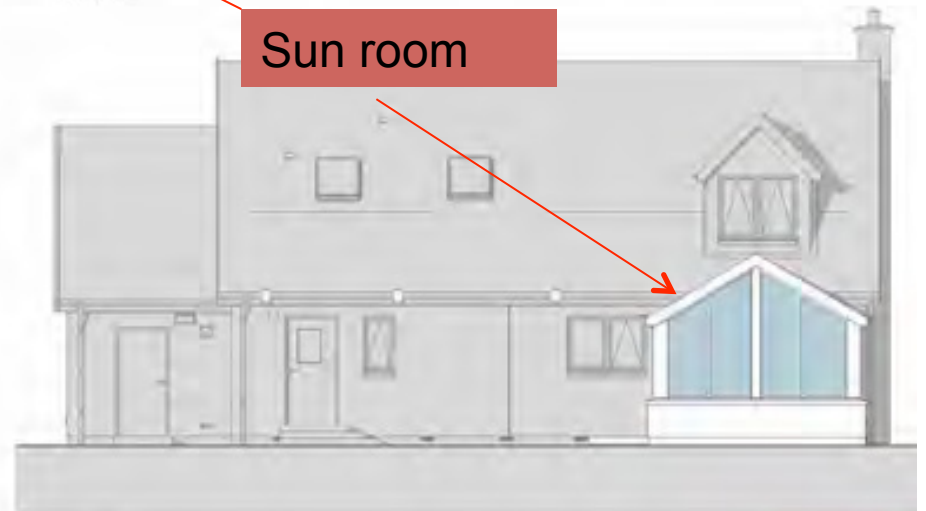
SIDE

1 : 100

Sun room



ENTRANCE



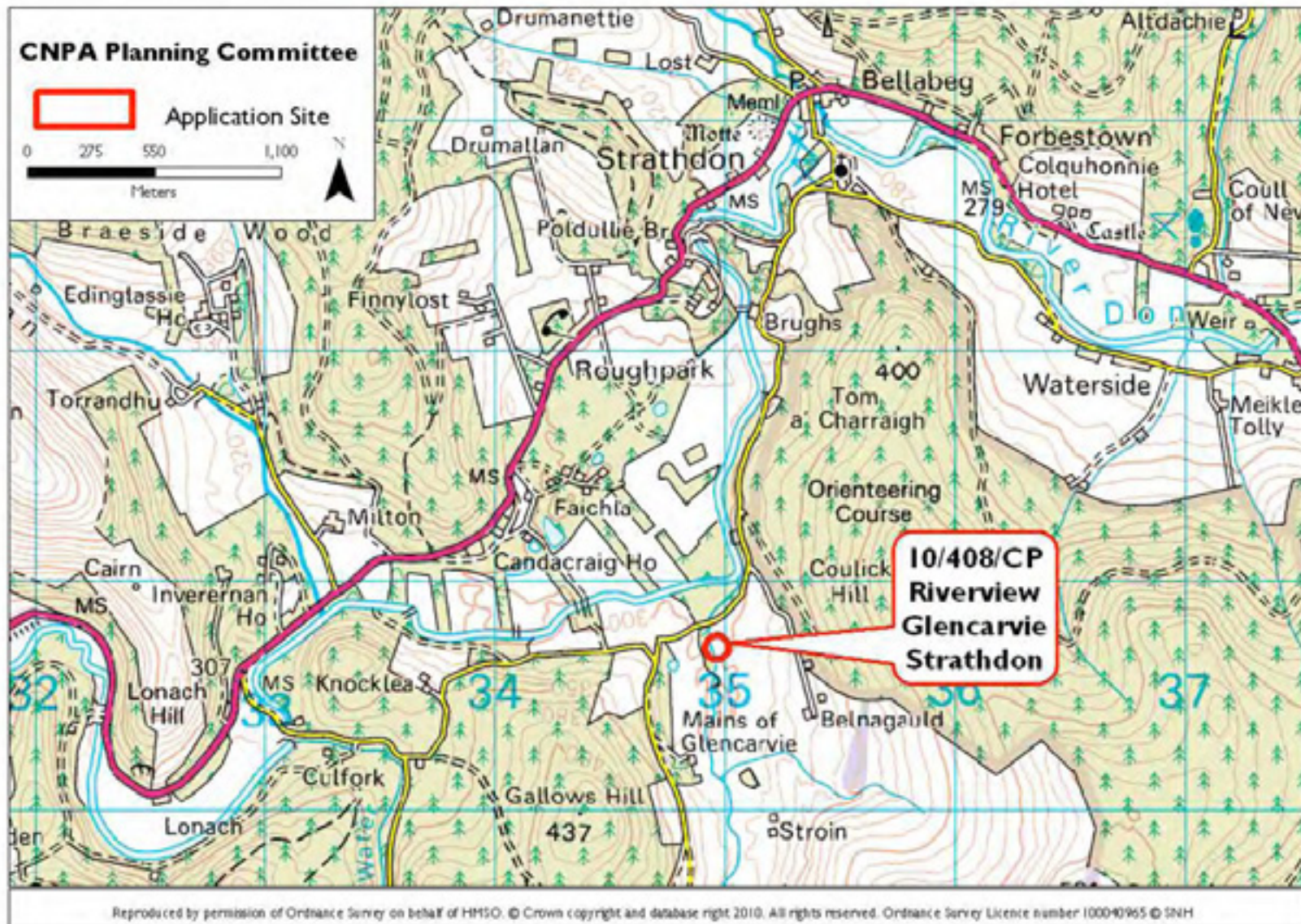
REAR

10/0457

- **Key Points**
- Full Permission sought for the addition of sun room to existing property

RECOMMENDATION

This is a minor domestic addition and **NO CALL-IN** is recommended.



Agricultural Application Erection of Agricultural Building



Site for new agricultural building

Elevations and site plan



Approved House

Proposed Agricultural Building

- **Key Points**

- Agricultural notification over which the CNPA has no statutory call-in powers
- Site adjacent to site for new house (under construction) that CNPA has previously approved (09/267/CP)
- Proposed building measures 13.7 by 8.5 metres height approx 6 metres
- Finished in grey box profile sheeting with grey fibre cement roof

- **RECOMMENDATION**

- **NO CALL-IN** the CNPA has no statutory call-in powers over this proposal