

Written Statement



Planning History

1, No previous planning history

Proposal

1. Change of use in accordance with:-

A. Town & Country Planning (General Permitted Development) (England) Order 2015.

B) Permitted Development Class Q1 consisting of:-

A. Change of use of a building and any land within its curtilage, from a use as an Agricultural Building to a use falling within Class C3 (dwelling house) of the schedule to the Use Classes Order and

B. building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within (dwelling houses) of the Schedule.

Furthermore

A. This building has always been for Agricultural purposes as part of Elm Leaze Farm since C1930 AD, falling out of use in 2009.

B. The gross area of the site is 436sqm (0.0436ha), the original footprint of the building is 190.7sqm, the proposed development is 119.75 sqm

C. This building has always been in the ownership of Elm Leaze Farm and has not had nor is it under any Tenancy Agreement.

D. Is not on Article 2 (3) land.

E. The site is not nor does it form any part of:

1. A site of Special Scientific Interest.

2. A Safety Hazard Area.

3. A Military Explosives Area

4. Within a Flood Risk Area

F. The site is not nor does it contain a Scheduled Monument.

G. The building is not Listed nor a building of Architectural Interest.

2. The development is formed of:-

A Three Bedroom Bungalow with Two Off-Street Parking Spaces.

### 3. Highways

- A. Two parking spaces are provided minimum 2.5m wide x 5.0m long with a minimum of 6.0m behind to facilitate an internal turning area creating entrance and exit in a forward motion.