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DESIGN AND ACCESS STATEMENT PORTACABIN

Proposed alteration and extension of farmhouse into attached bank barn with new terrace. Extension to include garage and living room and a new front porch

Arlecdon Farm, Arlecdon, Arlecdon, CA26 3UW

For Mr and Mrs Barry Parsons

Description

Arlecdon Farmhouse is part of the original Arlecdon Farm which is no longer run as a farm. It has been in total domestic use for over ten years. The current owners have used the farmhouse as their home for over 5 years and used the attached barn as purely a domestic store. Never the less when consulted the Planning Officer requested a full plans application.

They now wish to extend the home into the attached building and make use of the space for parking a car in the garage and with a living room at first floor. They wish to form a terrace over the existing bank barn access to the rear to take advantage of long views over the Cumberland coastal plains towards Moresby.

The existing farmhouse is a traditionally built Georgian style house with hard render finished masonry walls and a slate roof. The barn is a similar build.

The farmhouse has been modernised over the years and new windows have replaced the originals.

The original front porch has been removed and the applicant s wish to replace it with a new fit for purpose porch.

The applicant had carried out some time ago a Bat and Owl Survey and has had these redone to be up today with this application. There are still bats and an owl and the report will describe the habituation and how they can be protected. The plans show that an owl box will be installed in the area where the owl roosts now, the owl could have been relocated in the barn to the rear of the house, but this was less inconvenient for the owl.

The applicant has had a Structural assessment carried out to demonstrate to the Planning authority that the barn structure is fit for purpose.

The Government flood zone map shows that the application site is in neither flood zone 2 or 3 and the building is not subject to flooding or will make flooding any worse for any other properties.

Biodiversity Net Gain: There is no loss of biodiversity that can be attributed to the site as there is no loss of biodiversity as no land area that could contain any flora or fauna.

Site layout and design

The site layout will stay much as it was with no major visual change there will remain vehicular access to the rear of the site but the entrance to the garage will now be at the front. A traditional Barn door will be installed to maintain the bar illusion.

The terrace at the rear will be raised up over the existing bank barn entrance to link with the new first floor living room and give elevated views to the northwest of the site.

The scale and proportion of the proposals respects the existing building proportions and fenestration.

Access.

Access will be via the existing access from the main road for vehicles and pedestrians. A vehicle access to the rear of the barn will be retained but this will be for domestic use only and the main car parking areas will be in front of and inside the new garage created.

Conclusions.

The proposals are recommended to Cumberland Council as a viable extension of the home into a building which is used as a store. The client has two large barns and stables to the rear and there is ample storage in those buildings.