

Ref. 2102 November 2023 : Moorleys, Egremont, CA22 2UA, Householder and Listed Building Consent applications.

Planning Design and Access Statement and Heritage Statement to support the retrospective applications for the erection of a roadside boundary screen fence with hedge planting, installation of a domestic oil storage tank, construction of a store shed and enclosed domestic waste bin storage area.

1.0 General Description

The accompanying householder and listed building consent applications request approval for the works described above.

Following the refurbishment of the original dwelling and extension into adjacent linked buildings in 2022, all in accordance with the approved details, Moorleys is now occupied as a full time residency by the owner and her family.

The new applications are made with reference to the planning and listed building consents refs. 4/21/2154/OF1 and 4/21/2155/OL1 for the development which, due to the sensitive nature of the site, removed the usual permitted development rights normally associated with domestic properties.

2.0 The Proposals

2.1. Boundary fence and hedge.

The close boarded timber together with hedge screen planting, which is already erected, along the roadside boundary is intended to screen the development and create a degree of privacy for the occupants to enjoy the front garden amenity space, the hedge has been planted with native species and is already well established.

Since taking occupation of the refurbished farmhouse the client has realised the impact of the open frontage allowing passing vehicles and those parked in the lay-by opposite to look directly into the front garden.

Due to a change in ground level of approximately 200mm the roadside height of the fence is greater than the internal.

The maximum height of the fence adjacent to the pedestrian access gate at the east end of the site is approximately 1900mm on the roadside with a general height of 1650mm along the site frontage.

2.2 Oil tank:

The oil tank originally had consent for installation located adjacent to the store shed which was close to the highway boundary however during consultations with the local installer the client was advised of the potential security risk of the tank as well as its contents being stolen if located in a vulnerable, easily accessible roadside location that could allow it to be lifted by suitable equipment straight onto the back of a truck. The removal of the tank in such a manner could also then present an environmental risk of oil spillage leaking into the adjacent watercourse.

Following this advice the tank has therefore been installed in the location indicated at the rear of the property and is of the original size and form as indicated on the drawings, retrospective consent is therefore requested for the revised location.

2.3. Storage shed

The shed, which has not yet been constructed, will be utilised for bikes and domestic garden equipment storage which is not available within the existing refurbished dwelling or converted barn, the location, size and details of the proposed shed are shown on the accompanying drawings.

3.0 Details.

The proposed works are generally located away from and not directly connected to the main buildings as such they do not impact on the setting or character of the site.

Full details of the proposals are provided on the drawings accompanying the applications which also includes proposals for the roadside hedge planting which is intended, when fully established, to screen the fence and reduce its impact, the location of all of the elements are shown on the site layout plan drawing.

4.0 Heritage Statement

The proposed locations of the shed and bin compound has been selected to be away from the massing of the listed building grouping in a triangular plot of land at the end of the development site that is considered to be outside of the original farmstead enclosure; the oil tank, for reasons stated above, is located to the rear of the property adjacent to the garden retaining walls and again is away from the existing buuilkdings.

The new boundary fence and planting replaces a previous untidy low wall and overgrown hedge that presented an abandoned appearance to the site, when fully grown and correctly maintained the new hedgerow planting will replicate the original site enclosure.

The justification for the requested installations is detailed in the general description information above and they are considered to be appropriate to be included in the development of a derelict property that has been upgraded to achieve current living standards.

Considering the heritage context of the development the chosen location and detailing for the proposals are not considered to have any impact on the recorded historical significance of the Moorleys group of buildings or their immediate environment, additionally they can be removed in future without any impact on any of the sites historical structures.

Issued 2023-11-20 to accompany a householder application and listed building consent applications submitted to Cumberland Council by The Manning Elliott Partnership.