

## **PROPOSED CONVERSION AND UPGRADE OF DELAPIDATED COTTAGE AT LOW WATH FARM TRUMPET ROAD CLEATOR**

### **Bat and Bird Survey**

In the Pre Application Report of July 2024, a Bat and bird Survey was included in the list of documents required for the application.

The cottage was severely dilapidated with the main roof partially collapsed. A new roof has been installed in part ( photos can be supplied), and no birds or bats were located due to that there were no roosting spaces with no roof in evidence on the old cottage.

For this reason we consider that there is no requirement for a bird or bat survey report for the reasons given.

### **Justification Report**

It is believed that the cottage was last used as part of the small holding known now as Low Wath Farm, in the mid fifties early sixties, some 50 to 60 years ago, so clearly the residential use has been abandoned.

However the proposal seeks to bring the building back into a useful life as a family dwelling. Without this the building probably would fall into further disrepair, remain empty and dilapidated.

My client has started to replace the old roof to protect the stone walls below from the weather and falling into further disrepair.

The old cottage is within a group of existing dwellings and although the site is classed in planning terms as "open countryside", it is not in a location standing alone, but amongst other residential units.

In conclusion, it would be sad if this proposal was not approved as my client purchased Low Wath with the intention of restoring the cottage and giving it a new life, hopefully he will be allowed to do this.

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