

Geoff Rae  
The Lonnings  
Sneckyeat Farm  
Hensingham  
Cumbria  
CA28 8XZ

**CHANGE OF USE OF OUTBUILDING TO A HABITABLE BUILDING FOR  
PURPOSE OF HOLIDAY LET AND/OR PRIVATE LET AT The LONNINGS  
, SNECKYEAT FARM, HENSINGHAM,CUMBRIA CA28 8XZ.**

**DESIGN AND ACCESS STATEMENT.**

**AUGUST 2020**

**Description**

The whole site was previously developed as Conversion of Barn and Byres into a single Dwelling.  
Application ref no. 4/15/2116/0F1 regs no.4/15/0240/1 approved 2015 and completed 01/08/2020

The proposal is to change the use of outbuilding into a 1 bedroom holiday let/private let.

**The site**

The site/outbuilding is to the north east corner within the boundary of The Lonnings, Sneckyeat Farm as outlined in red.

**Detailed Layout and Design.**

The detailed layout and design is clearly illustrated on the application plan details.

There will be a patio area, 2 parking spaces and an area for storage of refuse and recyclable waste with easy access to the entrance for local authority collection as indicated on site drawing.

The appearance of the building is stone and stone grey coloured windows, any alterations (workshop door to a window) will reflect those already used on the existing building.

**Access**

**Vehicular**

**Existing Highway access.**

The highway access is via the existing entrance to the site with room for vehicles to pass within the boundary.

**Pedestrian**

Pedestrian access to the dwelling is from the car parking area and the existing entrance.

**Access, turning, etc.**

There is adequate room for turning within the boundary/concrete yard which is illustrated on the plan details

**Work programme.**

Works to commence once planning/regs approval is granted.

**Surface water drainage**

Surface water drainage is existing. No alterations required.

**Foul drainage**

Foul drainage is existing to the outbuilding via a Vortex 10 sewage treatment plant (capable of handling 13 persons) which currently serves a 4 bed house and the outbuilding. No alterations required.

**Services**

Existing services electric, water and rain harvested water are fed from main house. No new connections required.

**Conclusions**

The design has been carried out after pre consultation with the planning authority.