RESIDENTIAL DEVELOPMENT
AT
CONVERSION OF PART OF OFFICE/STORE INTO SELF CONTAINED ANNEXE AND ALTERATIONS/UPGRADES TO REMAINDER OF BUILDING
AT CROWN HALL FARM, EAUGATE RD, PE12 0XJ

for

TAWNY HOMES

PLANNING STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The building that is the subject of this planning application is currently being used as an office and store for Crown Hall Farm.

1.2. According to the Environment Agency Flood Maps, the site sits within Flood Zone 1, (see diagram below), therefore, a Flood Risk Assessment will not be submitted to accompany this application.



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2. PURPOSE FOR PROPOSAL

2.1. The alterations to the building is to make more effective use of the available storage, whilst giving new and more useful amenities for the staff of the farm.
2.2. The partially conversion of the building is for the sole use of visiting family of the farm owner. It is intended to be an annexe to the main house.

3. DESIGN AND OTHE CONSIDERATIONS

3.1. This proposal is to alter the building and there will be no extension to it. Openings have been reused where possible with all materials to match existing.
3.2. This application will not be for a new dwelling therefore the new BNG assessment will not be required as part of the planning process. A separate BNG Exemption Statement will append this application.