Nigel Lilley

Architectural Consultant

Granary Barn Studio

Church Road

Farley

Salisbury

Wiltshire

SP5 1AH

nigel@nigel-lilley.co.uk

www.nigel-lilley.co.uk

01722 712356

PLANNING STATEMENT

16th October 2023

INTRODUCTION

This Planning Statement is in support of a Full Planning Application for extension to existing agricultural barn on land adjacent 4 East Farm Cottage, Sandhills Road, Dinton.

THE APPLICATION

This application is for the extension to an existing barn on land adjacent 4 East Farm Cottage and includes:

Side extension to barn and alteration to tarmac access including realignment of stock field fencing.

The site area in ownership for the new barn extension amounts to around 0.43 Ha.

The applicant owns land locally amounting to approximately 55 Ha. Site location details have been submitted.

DESIGN

The proposed extension mirrors the existing barn and will be built using matching materials and forms of construction. The extension will have a higher floor level than the existing barn due to existing site levels which will be maintained for access.

The design is utilitarian and typical of a modern agricultural building in the landscape.

The siting of the side extension puts the use of the barn further away from the nearest residential use.

ACCESS

Access to the site is already established and will require some minor adjustment to allow agricultural machinery to use the proposed roller shutter entrance doors. There will be an adjustment to the line of the current field stock fence and an extension to the tarmac hardstanding and access road.

ECOLOGY

There is no disturbance or destruction of sites for protected species. The works will require the removal of metal profiled sheet cladding but this does not support roosting or nesting sites.

The small amount of grass area removed to form the new access is not ecology sensitive for protective species.

PLANT & MACHINERY

A list of agricultural plant and machinery to be stored in the barn has previously been submitted.

EXTANT CONSENT

The applicant has an extant prior consent application for an agricultural barn ref. 20/089279/APD granted 3rd November 2020. This barn was to be located on land at Deerland Farm, Marshwood (see separate location plan for additional land in ownership).

This approved floor area amounts to 381sq.m but will not be built and the consent not enacted due to the isolated location. The barn is considered too remote for any practical security measures so its use for storage of any farm machinery is at risk and cannot be adequately policed.

The application barn would be sited where security is much more practical and accessible.