

Appendix 2 – Summary of Applicant’s Supporting Information

Supporting Statement

- Describes the site, location and current status as lack of contribution to the requirements of the farm, which has diversified its operations.
- Describes the surrounding area and land uses, including holiday lets.
- Describes the site history, with evidence of a steading on the site since at least 1860.
- Provides an assessment of the proposal against relevant development plan policies and supplementary guidance and opines that the proposal complies with policy.
- In respect of design matters, it indicates that the houses have been designed with a simple rural steading scale and fenestration. Vertical proportions, a traditional simple palette of materials used in a contemporary manner with sharp gable ends all adding to its rural feel.
- The buildings will be clad predominantly in a Timber Cladding (Finish Line Cladding in Raven) and have feature locally sourced / reclaimed stone panels to the front elevations keeping the visual appearance simple and contemporary.
- The roof will be a natural slate finish and windows and doors will have a dark grey modern tone along with black UPVC rainwater goods.
- The stark finish of the dark charcoaled cladding will contrast well with the reclaimed stonework and make this a development visually unique for the area.
- The entrance to the site for Plots 1 & 2 will be located to the south access, adjacent to the Holiday Let building, whilst a new access will be made for the Plot 3 at the East entrance, creating upgraded accesses onto the farm track access roads. The driveways to all dwellings will be large enough to accommodate at least 4 vehicles. Each property has garage also.

Demolition Report/Dilapidation Survey

Structural Engineers report detailing the methodology for removing the existing building safely.

Ground Assessment and Drainage Recommendation Report

The report identifies ground conditions and makes recommendations in relation to appropriate means of disposal of foul and surface water drainage to serve the development.