



Supporting Statement

Dragon House Farm, 370A Cronton Road, Widnes WA8 5QD

Project Introduction

This supporting statement has been prepared by LK Architecture Ltd on behalf of the applicant's Mr and Mrs Jones, in relation to the submission of an application for; *The Erection of A 7m x 15m Agricultural Barn For Personal Use At Dragon House Farm.*

This supporting statement should be read in conjunction with the submission details and sets out the agricultural justification for the development together with a planning assessment of the proposal in relation to its location within the North West Widnes Green Belt area.

Application Drawing List;

1284_01_01 Proposed

1284_02_01 Site Plans

Supporting Statement by LK Architecture Ltd

Pre-Application Advice

Pre-Application advice has been verbally provided by Mrs Louise Everard a case officer at Knowsley Council, who carried out a site visit late February 2021. Mrs Everard has seen the location in which we propose to develop and listened to the proposal ideas for the Agricultural barn. She has shown support and advised that we submit a Full Planning Application on this basis. No written support was provided.

Site Context

Dragon House Farm is a residential farm house that contributes towards part of a pre-existing working farm. The application site area is approximately 0.45 hectares in total and set within the North West Widnes Greenbelt area under parcel ID K072. According to mapping data the Greenbelt area is the only restriction on or around the application site.

The farm is situated just outside of the main Town End settlement area to the North of the site.

There are no trees or hedges near the proposed application site so no Arboricultural issues will come into effect within this application.

There is no evidence of any Ecology or Flood Risk concerns on or near the proposed application site.

The land is mostly flat therefore a Topographical Survey would be of no real significance to this project.

A site location plan with a red ownership boundary at a scale of 1:1250 has been provided within the application along with a site plan at a scale of 1:1500. See drawing no 1284_02_01 Site Plans for further details.

The site does not currently have any storage buildings. It consists of a farm house in which has been extended but remains residential, and surrounding farm land.

The Proposal and Requirement

The applicants are keen farmers and are seeking full planning permission for a much needed agricultural storage building. This is required as a secure storage facility in use all year round for the storing of; A tractor to maintain the land, forage/ hay and supplementary feeds, as these cannot be stored outside, (in line with DEFRA legislation).

The proposed barn is a very important aspect to the farm because there currently isn't another storage area on site. The animal feeds needs to be stored in a cool, dry place. The tractor needs to be kept inside a facility that is large enough to house and secure it.

The proposed agricultural building is modest in size with a footprint of 7m x 15m (105sqm).

The low eaves height of 2.5m and ridge height of 4m, under a shallow 20 degree pitched slate roof, keep the building single storey and less imposing as advised by the case officer.

The materials proposed are; a concrete base and single skin concrete block walls with black horizontal timber cladding to match the house.

The roof comprises of timber trusses and grey Tapco synthetic slates to match the house as closely as possible.

The security doors will be Anthracite roller shutter 2.4m high x 5.5m wide in order to allow enough space to drive the tractor through.

Visual and Environmental Impact

The proposed agricultural barn has been designed to fit in well with its surroundings on the site as we have chosen the same materials to match the house. Its location is well within the farm land in the corner of the boundary and cannot be seen from the A5080 Cronton Road.

The buildings low eaves and ridge height make it less imposing and more suited to its context.

The position in which the building sits on the boundary allows easy access to and from the barn, ensuring the character of the rural landscape will not be compromised and minimal impact on the land.

All of the materials will be sourced locally keeping the build as sustainable as possible. The timber clad external skin and timber trusses have a low environmental impact. The tapco slate is lightweight which means it has a low installation cost and less waste. It is made up of recyclable limestone and polypropylene.

Conclusions

- The building is needed for storage and security of feeds and machinery as there is no other currently on site.
- The proposal is well designed and appropriate for purpose
- The use of sustainable and environmentally friendly materials that blend in well with the rural context making the high quality design of this proposal synonymous with that found within the local countryside.
- Low eaves and ridge height allow minimal construction operations.
- The impact of the agricultural building in regards to the setting of the Greenbelt Area in the immediate rural countryside will be minimal and appropriate in context.
- The principle of development accords with local planning and national Green Belt policies as to appropriate development within the Green Belt and open countryside.
- The proposal has been supported verbally by Mrs Louise Everard a case officer at Knowsley Council.