

Statement for Planning
Primrose Hill Farm, Heywood
OL10 1RL

Primrose Hill Farm, Heywood, is situated in a rural area surrounded by agricultural land and woodlands. The barn is located within the farm complex, adjacent to existing farm buildings.

We are proposing to convert the existing barn at Primrose Hill Farm, Heywood, OL10 1RL into a single luxury house unit, addressing the urgent need for repair of the dilapidated stables. The conversion will utilize the existing barn areas, ensuring no tree cutting or encroachment into the green belt. This scheme will not only restore a neglected area but also provide a high-quality dwelling, benefiting the local community.

Key aspects of the proposal:

1. **Design and Layout** - The proposed conversion will utilize the existing barn areas, maintaining the original structure and character. The luxury dwelling will be contained within the existing footprint, with minimal alterations. All existing windows will be opened and retained, preserving the barn's original features.
2. There is no development taking place only material changes in the terms of reinstating existing openings and a small number of new openings to allow for the new scheme to be sub divided from the existing barn and the outer buildings to a separate one household dwelling.
3. **Barn Condition** – The Barn required urgent structural works such as underpinning to internal structure and walls, to safeguard the property. This was carried out by a chartered structural engineer and supervised by a building control. This has now preserved the barns original character
4. **Stables** - The stables are in a dilapidated and dangerous condition, requiring urgent repair. Photos and a structural report have already been submitted to you.
5. **Preservation of Existing Structures:** The barn's original character will be maintained, with minimal alterations.
6. **No Green Belt Impact** - The scheme is within the existing barn footprint preserving the surrounding landscape and complying with the local planning policies therefore there is no Green Belt Impact
7. **Ecological Impact-** A preliminary ecological assessment has been conducted, and measures will be taken to protect local wildlife, including bat and bird surveys if necessary.
8. **Sustainability** - The conversion will incorporate energy-efficient features, such as insulation, solar panels, and sustainable building materials, to minimize the dwelling's environmental impact.

Statement for Planning
Primrose Hill Farm, Heywood
OL10 1RL

9. **Access and Parking-** The existing access and parking arrangements will be utilized, with no changes proposed. This will minimize disruption and preserve the rural character of the area.
10. **Urgent Repair:** The stables are in a dangerous condition such as the roof is collapsing, making restoration essential.
11. **Enhanced Local Amenity:** The luxury dwelling will contribute to the local area's aesthetic and economic value.
12. **Local Benefits** -The conversion will benefit the local community by: Restoring a neglected barn and enhancing the area's aesthetic value. Supporting local businesses through construction and maintenance and contributing to the local economy through council tax and increased spending, and also benefiting the local housing shortage crisis.

In conclusion the barn's original features, including the existing windows, will be preserved, and the conversion will maintain its rural character. The proposed conversion of the barn at Primrose Hill Farm will provide a sustainable, high-quality dwelling while preserving the area's rural character and supporting the local community.