

Application for Non-material Changes to DC/22/2322

Planning Statement

Applicant: Mrs Claire Holloway

Address: Moralee Farm, Haglands Lane, West Chiltington RH20 2QS

Title: Erection of a rural workers dwelling and agricultural building.

Ref. No.: DC/22/2322

Granted: 18th July 2023

1.0 Planning permission was granted in July 2023 for a single storey rural workers dwelling and attached agricultural building (wine stores and office with associated facilities). Since that time it has become apparent that a small number of minor changes are needed to internal walls and doors to improve the operational efficiency and security of the building. The proposed changes are internal to the building.

2.0 Approval is sought for the following non-material changes to the ground floor internal plan: -

2.1 Removal of fire door and closure of the interconnection between the kitchen in the dwelling and the kitchen/utility space in the agricultural building.

The interconnecting door was originally intended to provide an emergency exit route from the agricultural building. It would be a fire door and ordinarily kept locked with a "break glass" mechanism. However following further consideration and specialist advice, this is considered to not be needed, and replacement of the door with a continuation of the dividing wall will enhance security between the two buildings and proper separation of the residential and agricultural functions.

2.2 Repositioning of walls in the reception area of the agricultural building.

Boxes of wine will be delivered to the farm from the winery on pallets holding 500 bottles of wine. These boxes will be stored in the ground floor wine store on the pallets rather than shelves - this has proved to be the most efficient use of the space. In order to manoeuvre the pallets (using a pallet lift) more turning space was needed than shown on the original floor plans and the doors to the wine store needed to be widened. These changes have been reflected in the revised floor plan with a small reduction in the size of the utility room/kitchen and provision of a wider entrance to the wine store with bifold doors.

2.3 Residential hallway / sitting room - small increase in size of the hallway with corresponding small reduction in the size of the sitting room, increase in the size of the plant room/store, and slight shift eastward of the front door.

In order to accommodate all the eco plant equipment (for the MVHR system and under floor heating) the front door position has moved very slightly to the east to enable the store beside the front door to be doubled in size to hold the MVHR plant.

As the second hallway store will need to be used to house the under floor heating manifold, displacing space for coats and boots, the sitting room/hallway wall will move back to increase the size of the hallway, allowing a freestanding coat cupboard to be positioned against that wall, replacing lost storage space.