

Application No. 2008/1515

Design/Access Statement

Epworth is a small thriving town with a growing community. It is well served by local transport, various shops, public houses and restaurants. It is easily accessible from the main-line railway at Doncaster and is within easy reach of Robin Hood Airport.

The town is well known as the birthplace of John Wesley, the founder of Methodism and, as a result, tourists are drawn to Epworth from all parts of the world, especially America.

The historic cities of Leeds, Sheffield, York and Lincoln are all within 1 hour which makes Epworth an ideal location for visiting these places of interest.

Recreational interests in the area are well catered for with the provision of many golf courses, fishing lakes and equestrian centres. The landscape is relatively flat which makes it very popular with walkers and cyclists of all abilities.

Epworth is an ideal holiday location and my intention is to provide accommodation for visitors on a self catering basis.

The building which I intend to use is an old brick-built granary located within the boundary of my garden. Until recently it was used as a playroom and sewing room, but it is no longer needed for this purpose. It will need very little alteration to convert it to suitable living accommodation, comprising a double bedroom, shower room, sitting room and kitchenette. Externally the building requires no structural alteration, save for the addition of one window to the upstairs sitting room, and a small window in the shower room. The external appearance of the building will hardly have changed and there will be no detrimental visible impact.

Access to the building is from Station Road by way of our existing entrance and driveway, which has suitable off-road parking for approximately 8 vehicles. At the moment this area is used solely for our two private vehicles, and the addition of one further vehicle will present no problem.

There will be no adverse effect on any of my neighbours, who have been informed of my intentions, and the environmental impact will be negligible as this building has always been there and its appearance will only be enhanced.

This is an opportunity to provide a service to holiday-makers which will be good for the economy of the area, whilst not detracting from the locality in any way.