



RIBBLE VALLEY
BOROUGH COUNCIL

19 APR 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120405 P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR First name: KIERON
Last name: TOWNSON
Company (optional):
Unit: House number: 1 House suffix:
House name: EDISFORD HALL COTTAGES
Address 1: EDISFORD BRIDGE
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 3LJ

2. Agent Name and Address

Title: MR First name: GARY
Last name: HOERTY
Company (optional): GARY HOERTY ASSOCIATES
Unit: 6-8 House number: House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2DG

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED GARAGE AT 1 EDISFORD HALL COTTAGES

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		VERTICAL TREATED TIMBER OVER-LAPPED BOARDING FROM ROOF TO FLOOR LEVEL.	☐	☐
Roof		BOX PROFILE STEEL SHEETING COLOUR SLATE BLUE B.S. 18-B-27 INC. G.R.P. ROOFLIGHT PER BAY REAR SLOPE ONLY (4 NO TOTAL)	☐	☐
Windows			☒	☐
Doors		1 NO PAIR FULL HEIGHT PT&G TREATED TIMBER SWINGING DOORS.	☐	☐
Boundary treatments (e.g. fences, walls)	HEDGEROW	SAME AS EXISTING	☐	☐
Vehicle access and hard-standing	SHALE/GRAVEL/SUB-BASE MATERIALS	SAME AS EXISTING	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT x 3
 PLANNING STATEMENT x 3
 DRAWING REFERENCES: TDW/553/1440/61 x 3

10. Vehicle Parking

N/A

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of: **N/A**

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

GARDEN CURTIAGE

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Total proposed residential units (A + B + C + D) =								Total existing residential units (E + F + G + H) =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?



Yes



No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER DOMESTIC GARAGE	☐	—	—	79m ²	79m ²
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.009

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

320120405 P

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

J. Middle

Date (DD/MM/YYYY):

13/4/2012

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

gary.hoerty@ghaonline.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Gary Hoerty Associates

320120405P

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT (PART ONE)

TOGETHER WITH

A HERITAGE STATEMENT (PART TWO)

IN RESPECT OF A PLANNING APPLICATION FOR A PROPOSED
GARAGE STORAGE BUILDING

AT

**1 EDISFORD HALL COTTAGES, EDISFORD
BRIDGE, CLITHEROE, BB7 3LJ**

FOR AND ON BEHALF OF:

MR K TOWNSON

Prepared by: Jennifer Hindle & K J Thomas
Our Ref: Tow/553/1440/GH
Date: March 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



Contents 320120405 P

Introduction	Page 3
--------------	--------

PART ONE

DESIGN AND ACCESS STATEMENT

Use	Page 4
Amount	Page 5
Layout	Page 5
Scale	Page 6
Landscaping	Page 6
Appearance	Page 6
Access	Page 7

PART TWO

HERITAGE STATEMENT

Planning Policy Context	Page 8
Assessment of Heritage Asset	Page 8
Impact on Heritage Asset	Page 9

Introduction

The first part of this document contains a Design and Access Statement for the proposed development of a garage storage building at 1 Edisford Hall Cottages. It illustrates and explains the details and designs of the proposals.

1 Edisford Hall Cottages adjoins Edisford Hall farmhouse and is a listed building. Accompanying this planning application is a listed building application. The application site is located approximately one and half miles to the west of Clitheroe town centre. It is located just off the B6243 which leads out of Clitheroe, past Edisford and towards Longridge/Preston.

The Heritage Statement constitutes the second part of this document. This is prepared and submitted in compliance with PPS5. The heritage statement relates specifically to 1 Edisford Hall Cottages and details the impact of the proposed development on the heritage asset are mentioned in the Heritage Statement section of this document.

DESIGN AND ACCESS STATEMENT**1. Use**

- 1.1 The proposed development is for a garage storage building within the garden curtilage of 1 Edisford Hall Cottages. The cottages adjoin Edisford Hall as part of a continuous range. Edisford Hall and Edisford Hall Cottages are listed as a single item.

Image 1. No.1 Edisford Hall Cottages Rear (view as you approach the cottage)



Image 2. No.1 Edisford Hall Cottages Front (please note that the proposed garage / storage block is approximately 20 m away from the cottage to the right hand side of the property).



- 1.2 The proposed garage / storage building will be used by the applicant to store garden equipment and park his vehicles.

2. Amount

- 2.1 The proposed garage storage building is considered to be necessary for its intended purpose.
- 2.2 The proposed total floor area is 79m². The eaves height will be 3m and the ridge height will be 3.9m. The roof pitch will be 15°.

3. Layout

- 3.1 The proposed garage storage building will be located within the garden curtilage of 1 Edisford Hall Cottages. The cottage has relatively extensive garden curtilage, part of which adjoins the main road. This is the area in which it is proposed to locate the garage storage building. The building will be located over 20 metres from the cottage and will not affect the setting or the character of the listed building.

Image 3. Proposed Site Layout showing new garage / storage block.

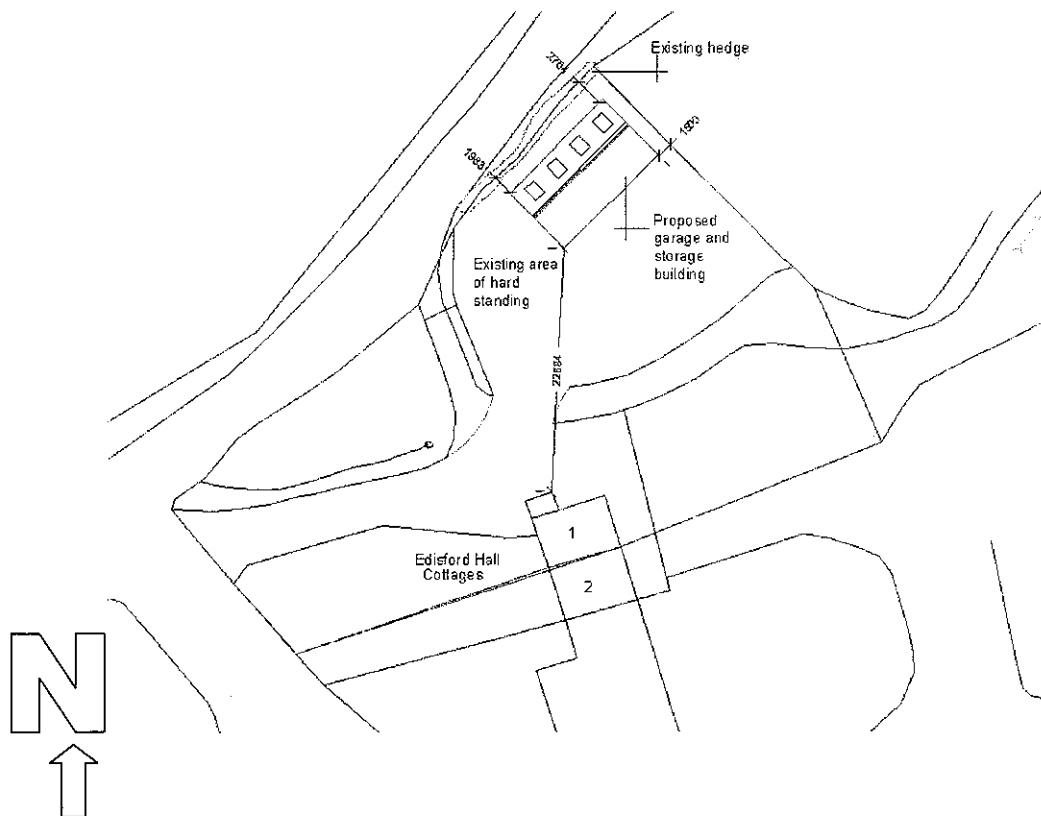


Image 4. Proposed area where the garage / storage building to the side of the Heritage Asset is scheduled to be located.



4. Scale

- 4.1 The scale of the building is reflective of structures of this type within the rural areas. The proposed garage storage building is necessary for domestic purposes at 1 Edisford Hall Cottages.
- 4.2 The cottage will remain significant and the proposed garage storage building will remain subservient in terms of its scale.

5. Landscaping

- 5.1 No landscaping scheme is considered necessary in this instance.

6. Appearance

- 6.1 The proposed materials have been carefully chosen to protect and enhance the existing character of the area.
- 6.2 The proposed garage storage building will be constructed from materials which are typical of those used for similar structures within the local area.
- 6.3 The walls will be constructed from vertical treated timber double overlapped boarding and the roof will be box profile steel sheeting (slate blue BS. 18-B-29) with 1 no. G.R.P. rooflight per bay, rear slope only (4 no. total).
- 6.4 To the front elevation there will be 1 no. pair of full height PT&G treated timber swinging doors.

7 Access

320120405P

- 7.1 The proposed development will utilise the existing access currently serving 1 Edisford Hall Cottages. This is considered to be a safe and suitable access for the proposed garage storage building. There will be no additional creation of traffic as a result of the proposed development.

Image 5. Existing access into the site



- 7.2 The access can be seen on the plans submitted with this planning application. (Drawing Reference: Tow/5531/1440/01).

Signed J. Hindle Date 13/04/2012
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)

PART TWO

HERITAGE STATEMENT

1. Planning Policy Context

- 1.1 The National Planning Policy Framework replaces (amongst other policies) PPS5. Section 12 of the NPPF Conserving and enhancing the historic environment is relevant to this application.

2. Assessment of the Heritage Asset

- 2.1 The part of the listed range that is affected by this application is the cottage identified as No 1 Edisford Cottages. Clearly the building has been subject to alteration / refurbishment works following the granting of certain Planning applications. The application history can be appreciated by studying the supporting statement document which is an integral part of this planning application.

The cottage itself has been the subject of a historical analysis and study exercise as a part of the requirement of a previous application to carry out certain refurbishment work to the property. A comprehensive Appraisal and Historic Building Record was produced by a specialist firm JWRC at that time. Ribble Valley Borough Council Planning Department have copies of this document in their record system. The building itself is now in a much improved condition having been renovated.

- 2.2 The previous appraisal and historic building record prepared by JWRC (referred to above) states in its conclusion the following:

'The building is partly of interest because it has the fragmentary remains of part of Edisford Hall, a substantial house probably dating from the early seventeenth century.'

It was constructed, probably shortly after 1800, as a pair of cottages with an elegant symmetrical façade in gothick style, incorporating a late medieval carved stone. The character of this façade was subsequently altered by the substitution of a hard grey cement render for the original lime roughcast and the replacement of gothick window frames by later 4-pane sashes.

Internally, the ground-floor room arrangement of c1800 remains, with each cottage having a living room with a fireplace used for cooking and a rear kitchen / scullery. The staircase positions appear to be original, but the staircases have been altered and their surviving joinery is of little architectural merit. The treads and risers

320120405 P

of the southern staircase remain, but their plain appearance makes it difficult to be sure whether they are later replacements. The remaining balustrade to the northern staircase appears to be mid or late 19th century, but the staircase appears to be mid or late 19th century itself has been removed.'

3. Impact on the Heritage Asset

3.1 The heritage asset is located approximately 22 metres away from the proposed new garage block. It is located to the North of the property and is within its boundaries. The location can be seen in item 3 (where an image is shown) within the DAS section of this document.

The access route to the garage is already established as the area that the garage is proposed to accommodate has been accessible by vehicles for many years.

The new building, would have very little impact on the heritage asset. The asset is clearly distinct as a part of a range and the garage block does not interfere with this distinctiveness. The new garage / storage building would not be conspicuous as it would be located near to the main road from which it is largely concealed by a well established hedge. The hedge marks the boundary between the application site and the road. The materials (timber boarding finish) used to construct the garage / storage block are evident in numerous rural locations throughout the Ribble Valley and are not considered to be uncommon.

It is our contention here that the heritage asset is not affected in any detrimental way by the proposal as identified in this planning application.

Signed.....

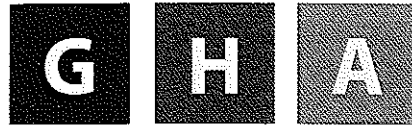


.....Date.....

13/4/2012

K J Thomas

(For and on behalf of Gary Hoerty Associates)



Gary Hoerty Associates

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6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

SUPPORTING STATEMENT

**IN RESPECT OF A PLANNING
APPLICATION/LISTED BUILDING APPLICATION
FOR A PROPOSED GARAGE STORAGE
BUILDING**

AT

**1 EDISFORD HALL COTTAGES, EDISFORD
BRIDGE, CLITHEROE, BB7 3LJ**

FOR AND ON BEHALF OF:

MR K TOWNSON

Prepared by: Jennifer Hindle
Our Ref: Tow/553/1440/GH
Date: April 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



320120405 P

CONTENTS

1.	INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT	Page 3
2.	PLANNING HISTORY	Page 3
3.	THE APPLICATION SITE	Page 6
4.	PLANNING CONSIDERATIONS	Page 7
4.1	General	Page 7
4.2	Local Plan Policies	Page 7
4.3	NPPF: National Planning Policy Framework	Page 13
5.	SUMMARY AND CONCLUSIONS	Page 15

1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr K Townson of 1 Edisford Hall Cottages, Edisford Bridge, Clitheroe, BB7 3LJ to submit a planning application and listed building application on his behalf for the proposed erection of a garage storage building within the garden curtilage at 1 Edisford Hall Cottages, Edisford Bridge, Clitheroe.
- 1.2 The property at 1 Edisford Hall Cottages is a Grade II listed building. The cottages adjoin Edisford Hall as part of a continuous range. Edisford Hall and Edisford Hall Cottages are listed as a single item.

Image 1. The setting of 1 Edisford Hall Cottages



- 1.3 The proposed garage storage building will be located within the garden curtilage of the cottage to which this application relates (see Image 2 below). The heritage statement attached with this application explains the situation regarding the erection of a garage building within the garden curtilage of a listed building.

Image 2. The proposed location of the garage storage building within the existing garden curtilage



- 1.4 We set out within this supporting statement the proposed development in more detail, the planning history of the site, review the application site, set out why we believe the application conforms to the relevant national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 There is various planning history for the application site most of which we consider to be of little relevance to this particular application. However, as our client's property is clearly stated as being part of the same listing as 2 Edisford Hall Cottages and Edisford Hall we consider it relevant to include all planning history for the entire listed item as follows:
- 2.2 Planning application number 3/2009/0709/P (LBC) was for the alteration to roof of extension under construction from sloping roof to pitched roof and change door to window in east elevation of extension at 1 and 2 Edisford Hall Cottages, Edisford Bridge, Clitheroe which was approved with conditions on 7 October 2009.
- 2.3 Planning application number 3/2009/0057/P was for the removal of staircase and reorganisation of ground and first floor layouts – listed building consent refused 17 March 2009
- 2.4 Planning application number 3/2009/0052/P was for works to chimney stack, floors, damp proofing and dry lining – listed building consent refused 17 March 2009.
- 2.5 Planning application number 3/2008/0821/P was for the discharge of conditions application – approved no conditions on 12 December 2008.
- 2.6 Planning application number 3/2008/0491/P was for the insertion of a new rear elevation window and the addition of one window to the side of the proposed single storey extension (3/2006/0927/P) – listed building consent granted 6 August 2008.
- 2.7 Planning application number 3/2006/0927 was for a single storey extension and alterations to the existing cottages (re-submission) which was approved with conditions on 21 December 2007.
- 2.8 Planning application number 3/2006/0933/P was for external and internal alterations. Removal of 2 staircases and adjacent first floor partition walls. Ground floor section of masonry wall to form new door openings. Insertion of new timber stairs and new first floor partitions – approved with conditions on 21 December 2007.

- 2.9 Planning application number 3/2006/0231 was for the insertion of roof windows in attic, reinstatement of six bay stone mullioned window, lime rendering of elevations, renovation of windows and surrounds, various internal alterations and single storey ground floor extension (cottages) – listed building consent refused 9 May 2006.
- 2.10 Planning application number 3/2006/0232 was for a single storey side extension (cottages) – planning permission refused 25 October 2006.
- 2.11 The adjoining Edisford Hall Farmhouse is part of the listed building. Unfortunately, it recently suffered drastic and very detrimental damage to its character and setting. This included the unauthorised demolition, with consequent loss of substantial historic fabric, of the whole of the buildings historic front elevation, and the building of a new wall in modern character and construction. In September 2007, listed building consent was granted for cosmetic amelioration works to lessen the visual impact of the damage (consent was not granted for the demolition works, which remain unauthorised).
- 2.12 Planning application number 3/2007/0344 was to render the east elevation, reconstruction of chimney, removal of velux windows, replacement of patio doors with three light window, reconstruction of porch (Edisford Hall Farmhouse) – listed building consent granted 10 September 2007.
- 2.13 Planning application number 3/2002/0389 was for the re-roofing of east facing slope to three dwellings (includes cottages) – listed building consent granted 26 June 2002.
- 2.14 Planning application number 3/2002/0635 was for proposed alterations to existing windows in front elevation (Edisford Hall Farmhouse) – listed building consent granted 24 September 2002.
- 2.15 Planning application number 3/1995/0447 was to remove cement render from the elevations of the dwelling (Edisford Hall Farmhouse) – listed building consent granted 5 September 1995.
- 2.16 Planning application number 3/1984/0588 was for the demolition of the existing lean-to and erection of kitchen extension and porch, and internal alterations and improvements (Edisford Hall Farmhouse) – listed building consent granted 11 December 1984.

320120405 P

3. THE APPLICATION SITE

- 3.1 The application site is situated in an area of open countryside and is rural in nature. The site is located approximately one mile west from the centre of Clitheroe.
- 3.2 Our client's property at 1 Edisford Hall Cottages adjoins 2 Edisford Hall Cottages. The cottages adjoin Edisford Hall as part of a continuous range and all are listed as a single item.

Image 3. The setting of 1 Edisford Hall Cottages



- 3.3 Our client's cottage has a relatively extensive garden curtilage, part of which adjoins the main road. This is the area in which it is proposed to locate the garage storage building. This area is protected from the main road by a substantial hedge which is approximately 2.8m high and will provide substantive screening for the surrounding area from the proposed development.

Image 4. View from the road showing the 2.8m high hedge along the perimeter of the garden curtilage



320120405 P

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in national planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The application site is located within an area designated as open countryside within the adopted local plan.
- 4.1.2 The relevant policies of the local plan are Policy G1 which is a general policy that applies to all development within the Borough; Policy G5 which is a policy dealing with development outside the main settlement boundaries; Policy ENV3 which deals with development in the open countryside and Policy ENV19 which deals with development proposals on sites within the setting of listed buildings.
- 4.1.3 The main national policy guidance is provided in the National Planning Policy Framework which was adopted in March 2012.
- 4.1.4 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

4.2.1 Policy G1 states:

"All development proposals will be expected to provide a high standard of building, design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."

4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*

4.2.3 It is our view that the level of development that is proposed is appropriate in terms of its size, intensity and nature. The proposed garage storage building will be located within the defined garden curtilage of 1 Edisford Hall Cottages and so will be well related to the existing land use. The size

of the proposed building is considered necessary for its intended purpose and as the building will be situated approximately 20 metres from our client's cottage we are firmly of the opinion that it will not have a detrimental effect on the setting of the listed building. We have provided details within the accompanying Heritage Statement which illustrate that the setting of the listed building will not be affected by the proposed development.

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

4.2.4 The proposed development is for the creation of a garage storage building within the garden curtilage of 1 Edisford Hall Cottages. The proposed building is for the private use of our client and will be used for general storage of garden equipment and for the parking of his vehicles. There will be no additional generation of traffic as a result of the proposed development.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

4.2.5 The proposed development is for a garage storage building and there is no requirement for car parking.

(d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

4.2.6 The access into the site already exists and will remain unaffected by the proposed development. The proposed development is for a garage storage building for the private use of our client and as such will not generate any additional traffic.

Image 5. Photograph showing the existing access into the site



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- (e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*

4.2.7 The proposed garage storage building will be located within the garden curtilage of 1 Edisford Hall Cottages. Its location has been carefully chosen in order to make use of the existing access to the property and to be located far enough away from the cottage so as to have no detrimental impact on the setting of the listed building. The proposed materials have been carefully chosen to match those typically used in garage buildings within rural areas.

- (f) *Developments should provide adequate arrangements for servicing and public utilities.*

4.2.8 There will be no effect on the existing services and public utilities.

- (g) *Development should provide adequate daylighting and privacy.*

4.2.9 The proposed development is for a garage storage building and daylighting and privacy is therefore not relevant in this instance.

- (h) *Materials used should be sympathetic to the character of the area.*

4.2.10 The garage storage building will be constructed from materials which are typical of those used for similar structures within rural areas. The walls will be constructed from vertical treated timber double over-lapped boarding and the roof will be box profile steel sheeting (slate blue BS. 18-B-29) with 1 no. G.R.P. rooflight per bay, rear slope only (4 no. total). To the front elevation there will be 1 no. pair of full height PT&G treated timber swinging doors. The materials that will be used in the proposed development are therefore sympathetic and reflective of buildings of this nature within the surrounding area.

- (i) *Developments should not result in the loss of important open space including public and private playing fields.*

4.2.11 There will be no loss of open space as a consequence of this development.

- (j) *Developments should not damage SSSIs, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*

4.2.12 There will be no damage to any SSSIs, County Heritage Sites or any other areas of nature conservation importance as a consequence of this development.

(k) Developments should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.

4.2.13 There will be no damage to any watercourses as a consequence of this proposed development.

(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.

4.2.14 The proposed development is for a garage storage building within the garden curtilage of our client's property. The proposed building is considered necessary for our client's domestic purposes and has been located in order to have no detrimental impact on the setting of our client's property and the surrounding area. The development is therefore considered to be an economic use of land.

(m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users.

4.2.15 The proposed development will not require an existing water supply.

Policy G5

4.2.16 Policy G5 deals with development outside the main settlement boundaries, this states that:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are:

- i) essential to the local economy or the social wellbeing of the area; or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*

- v) *other small scale uses appropriate to a rural area which conform to the policies of this plan "*

4.2.17 The proposed development falls into the fifth category of development being a small scale use which is appropriate to a rural area and which conforms to the relevant policies of this plan as we demonstrate within this supporting statement.

Policy ENV3

4.2.18 Policy ENV3 deals with development in the open countryside, this states that:

"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area."

4.2.19 The proposed development is for a garage storage building and is therefore a use which is considered commonplace within the rural area. The size, design and materials for the proposed building have been carefully chosen in order to protect and enhance the existing character of the immediate area, particularly due to the fact that our client's cottage and adjoining cottages are listed buildings. We are firmly of the opinion that the proposed garage storage building will not in any way affect the setting of the listed buildings nor detract from the existing character of the area.

Policy ENV19

4.2.20 Policy ENV19 deals with development proposals on sites within the setting of listed buildings and states that:

"Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

- i) *The desirability of preserving the setting of the building*
- ii) *The effect of the proposed development on the character of the listed building*
- iii) *Any effect on the economic viability of the listed building*

- iv) *The contribution which the listed building makes to the townscape or countryside*
- v) *The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment."*

4.2.21 The proposed development is for a garage storage building within the garden curtilage of 1 Edisford Hall Cottages. The cottages adjoin Edisford Hall as part of a continuous range. Edisford Hall and Edisford Hall Cottages are listed as a single item. We are firmly of the opinion that the creation of the proposed building will not affect the setting of the listed building. We will deal with each of the criteria separately as follows in order to justify that this is the case:

- i) *the desirability of preserving the setting of the building*

4.2.22 The garage storage building will be located within the garden curtilage of our client's cottage at approximately 20 metres distance from the property. The exact location of the proposed building can be seen on the plans submitted with this planning application (Drawing Reference: Tow/5531/1440/01). We have carefully chosen the design and materials in order to match those used in the cottage and this will therefore protect and enhance the character of the cottage.

- ii) *the effect of the proposed development on the character of the listed building*

4.2.23 Our client's cottage has a relatively extensive garden curtilage part of which adjoins the main road. This is the area in which it is proposed to locate the garage storage building. The proposed building will be located approximately 20 metres from the cottage and has been designed in such a way as to ensure that the proposed development will not affect the existing character of the listed building. The proposed materials have been carefully chosen to protect and enhance the character of the existing listed building. The garage storage building will be constructed from vertical treated timber double over-lapped boarding to the walls and box profile steel sheeting (slate blue BS. 18-B-29) with 1 no. G.R.P. rooflight per bay, rear slope only (4 no. total) to the roof. To the front elevation there will be 1 no. pair of full height PT&G treated timber swinging doors.

- iii) *Any effect on the economic viability of the listed building*

4.2.24 The proposed development will ultimately increase the economic viability of the listed building.

- iv) *The contribution which the listed building makes to the townscape or countryside*

4.2.25 The proposed garage storage building will be located at a point within the garden curtilage which will have no detrimental effect on the listed building and its surroundings. The proposed materials will match those used in the cottage and the character of the heritage asset and its surrounding area will therefore be retained.

- v) *The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment.*

4.2.26 The creation of a garage storage building within the garden curtilage of the heritage asset will enable our client to safely store garden equipment and to park his vehicles. This will ultimately create a tidier and less cluttered environment around the heritage asset, so enhancing and protecting the character of the listed building and its setting.

4.2.27 We have already demonstrated within this supporting statement and within the accompanying heritage statement that the proposed garage storage building is necessary for the purposes of our client. The building has been located and designed in such a way as to ensure that the setting of the heritage asset will remain unaffected. We have designed and located a building which we strongly feel will make a positive contribution to the existing character and local distinctiveness of the historic environment.

4.3 National Planning Policy Framework (NPPF)

4.3.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 by the Department for Communities and Local Government. It states that *"The purpose of planning is to help achieve sustainable development."* It also states with regard to our historic environment that *"buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers"*

4.3.2 The document contains guidance on achieving sustainable development within different areas of the planning system, one of which is particularly relevant to this application and relates to 'Conserving and enhancing the historic environment'. We make a more detailed reference to this guidance within this section of the planning statement.

4.3.3 Section 12 of the NPPF 'Conserving and enhancing the historic environment' states that local planning authorities *"should recognise that heritage assets are an irreplaceable resource and conserve them in a*

manner appropriate to their significance.” In developing this strategy, local planning authorities should take into account amongst other things:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and*
- The desirability of new development making a positive contribution to local character and distinctiveness*

4.3.4 We have built a reasoned case within this planning statement which clearly demonstrates that the proposed garage storage building within the garden curtilage of 1 Edisford Hall Cottages will not affect the setting of the listed building/heritage asset. Rather we are firmly of the opinion that the proposed development will make a positive contribution to the local character and distinctiveness of the setting, ensuring the provision of a building which is typical of those found in rural areas will enable the applicant to store his garden equipment and park his vehicles. This will ultimately lead to a less cluttered environment around the heritage asset and therefore will make a positive contribution to its distinctiveness.

4.3.5 The NPPF states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”* It continues to state that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*

4.3.6 The heritage statement attached with this application explains the situation regarding the erection of a garage building within the garden curtilage of a listed building. It also explains the importance of 1 Edisford Hall Cottages as one of a range of a Grade II listed building and demonstrates that there will be no detrimental impact on the setting of the heritage asset as a result of the proposed development.

4.3.7 The NPPF continues to state that *“In determining planning applications, local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness."*

4.4.8 We have already clearly demonstrated both within this planning statement and within the accompanying Heritage Statement that the proposed development of a garage storage building within the garden curtilage of 1 Edisford Hall Cottages will not affect the setting of the listed building. The proposed development is that which is typically found in rural areas and will enable the applicant to store his garden equipment and park his vehicles in, thus reducing the need to park his vehicles to the side of the heritage asset and ultimately therefore preserving the character and distinctiveness of the heritage asset.

4.4.9 Finally, within the section relating to 'Conserving and enhancing the historic environment' the NPPF states *"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."*

4.4.10 The guidance clearly states that new development within the setting of heritage assets should be encouraged. We have already demonstrated within this section of the planning statement that the proposed garage storage building will enhance and preserve the setting and character of the heritage asset. We firmly believe that the proposal will make a positive contribution to the heritage asset in that it will enable the applicant to park his vehicles within the garage building and will create a tidier environment. This will in turn enhance the character and distinctiveness of the heritage asset.

5. SUMMARY AND CONCLUSIONS

5.1 This planning application proposes the erection of a garage storage building within the garden curtilage of 1 Edisford Hall Cottages. The cottages adjoin Edisford Hall as part of a continuous range. Edisford Hall and Edisford Hall Cottages are listed as a single item.

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- 5.2 The proposed garage storage building will be used for private use only by our client. The proposed building will be located within the garden curtilage of the cottage to which this application relates. The cottage has a relatively extensive garden curtilage, part of which adjoins the main road. This is the area in which it is proposed to locate the garage storage building. This area is protected from the main road by a substantial hedge which is approximately 2.8m high and will provide substantive screening from the surrounding area for the proposed development.
- 5.3 The garage storage building will be located approximately 20 metres from the property this is considered adequate to ensure that there will be no negative effect on the character or setting of the cottage.
- 5.4 The proposed development is considered to be that typical found in rural areas and has been carefully designed and located so as to ensure there will be no negative effect on the setting of the listed building. We are firmly of the opinion that the proposed building will be of benefit to the immediate area and will not affect the setting of the listed building, enabling our client to store his garden equipment and park his vehicles thus ensuring that there will be no paraphernalia and vehicles around the listed building.
- 5.5 We are firmly of the opinion that the proposed development meets with the guidance provided within the recently published National Planning Policy Framework (NPPF) and will enhance the heritage asset whilst preserving its character and distinctiveness.
- 5.6 We have clearly demonstrated within this supporting statement that the proposed development conforms to both the National Planning Policy Framework and the relevant local plan policies.
- 5.7 We therefore hope that the Council are able to support this application.

Signed J. Hindle Date 13/04/2012
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)