



Design, Access & Planning Statement

Amendment to Approved plans to allow a small extension to the
garage building to form separate kitchen facilities for the
approved holiday let

On behalf of

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Introduction

This Statement supports a planning application for the proposed change of use of a domestic single garage and the erection of two single storey holiday lets, to be run in conjunction with the applicants successful touring caravan site (34 pitches). The applicants have been looking into ways to diversify their very successful business and the siting of permanent holiday lets on the site will enhance their existing business. Paragraph 28 of the National Planning Policy Framework (NPPF) states that the sustainable growth and expansion of businesses and enterprise in rural areas should be supported, and the development and diversification of agricultural and other land-based rural businesses promoted. Paragraph 17 also states that in making decision on planning applications, Local Planning Authorities should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it. While the Countryside is therefore a primary consideration, supporting local communities and enterprises is also key.

Site Context

The application site is to the West of Chipping Village outside of the main village settlement. However it has historically been used as a caravan site and bowling green for a number of years more recently affordable dwellings have also been constructed on the site giving the site a mixed and diverse use. The application site is therefore subject to Policies ENV1 and G5 of the Ribble Valley Local Plan. These policies state that within the AONB the landscape and character of the Forest Of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of the development will also be important factors in deciding applications. This AONB status of the site means that opportunities for development are restrictive and development needs to contribute to the conservation of the natural beauty of the area.

Policy G5 states that outside the main settlement and village boundaries planning consent will only be granted for small scale developments which are essential to the local economy, developed for local housing needs or are for other small scale uses appropriate to a rural area which conform to the policies of the plan.

It should be noted that the caravan park has been operating successfully and that the erection of two holiday lets and the conversion of the applicants garage to a further holiday let are aimed and continuing to contribute to the success of the existing business

Design and Appearance

The proposed holiday lets will be constructed from traditional materials for dwellings and other buildings within Chipping. They will be constructed from Sandstone with stone quoins, with a slate roof to ensure that they enhance the AONB. The proposed conversion of the garage will also mean that this holiday let will benefit from being stone faced to ensure that it is in keeping with the development.

The design although in keeping is also simplistic as to not detract from the existing dwellings adjacent the application site. The development will use simple rooflines and be a simple single storey layout which will seek to enhance the AONB rather than detract with a modern and fussy structure.

This application is for a small extension to the rear of the garage building to provide a separate kitchen for the holiday let, and provide a larger living space. This extension is to the rear of the garage within land belonging to the applicant and will not have and an adverse impact on the surrounding area.

The window and doors will be constructed from a wood effect UPVC which will require minimal maintenance but will have the appearance of a traditional material.

Layout

The holiday let to be converted is situated within a group of other detached garages to the west of Swinglehurst Lane, in close proximity to Swinglehurst Cottages. The new build holiday lets and associated laundry room / boiler room will be sited on a parcel of land south of the garage complex but not so far away that it will be detached from the built environment already in existence on the site. This area has been used as curtilage for the caravan site and has been maintained accordingly. The layout of the holiday lets and surrounding buildings can clearly be seen on the accompanying location map.

Landscaping

The main elements of landscaping include a decking area to the south of the proposed holiday lets. The site already benefits from adequate access and hardstanding which will provide ample parking.

Access

The existing access will remain from Swinglehurst Road.

Summary

It is not felt that this small addition to the approved plans will have a serious detriment to the AONB nor the surrounding properties nor is it contrary to policy. The materials used will ensure that the extension match the existing approved buildings and not detract from the simplicity of built form of the garages, but will be able to provide an enhanced form of accommodation for guests staying in the holiday let.