

PLANNING STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A DOUBLE GARAGE AT GREEN END CROFT, SAWLEY ROAD GRINDLETON BB7 4RS

1 LOCATION

- 1.1 Green End Croft is to the north of Sawley Road within a group of properties including Green End, The Croft, Friends Cottage, The Friends Meeting House, and Green End Cottage. Green End, The Friends Meeting House and Friends Cottage are grade 2 listed buildings. This group forms part of a wider group of dwellings along Sawley Road. Green End Croft is a detached bungalow to the east of Green End. The front of the bungalow faces south and has the entrance door within a porch. Adjacent to the north side elevation is a retaining wall supporting steep bank with trees at a higher level. The area in front of the dwelling is laid with tarmac and is used as the parking area to the bungalow. This is reached along a long drive from Sawley Road.
- 1.2 Green End Croft is within an Area of Outstanding Natural Beauty as defined in the Ribble Valley Districtwide Local Plan. Green End is within Sawley Conservation Area but Green End Croft is outside the conservation area.

2. PROPOSED DEVELOPMENT

- 2.1 The proposed garage is single storey with a double pitched roof two garage doors and it will be constructed in materials to match the existing bungalow. The garage will have a footprint of 6.3m by 5.6m and it to be positioned 2.0m from the rear elevation of the bungalow. The height of the garage to the eaves is 2.3m and to the ridge 4m

3. ASSESSMENT

- 3.1 The site is within the Forest of Bowland Area of Outstanding Natural Beauty, policy ENV1 of the adopted Ribble Valley District Wide Local Plan (aRVDWLP) is relevant. Other policies relevant to this proposal are G1 Development Control, which sets out various criteria which must be met in all development proposals, and H10 Residential Extensions.

4. SITE HISTORY

- 4.1 3/2013/0149 Single storey rear extension approved 26/03/2013.

5. EVALUATION

- 5.1 Planning permission is sought for the erection of a detached double garage at the rear and slightly to the side of the recently approved extension at Green End Croft. Green End Croft is located within the Area of Outstanding Natural Beauty adjacent to but outside of the boundary to the Sawley Conservation Area. The garage will have a footprint of 5.6m by 6.3m and a height to the ridge of 4m. The ridge height of the garage will be the same as the ridge height of the recently approved extension at the bungalow. The front elevation of the garage which faces east towards the pond will be finished in stone with light brown uPVC garage doors. The side and rear elevation of the garage are to be finished in render with quoin stones. The roof is to be finished in blue slate and the eaves of the roof will be above the garage doors.
- 5.2 The site is particularly well screened and neither the bungalow nor the recently approved extension is particularly visible in the landscape of the AONB. The proposed garage is to be positioned against the bank of trees to the north. It will be screened by the existing building, the trees to south between the pond and the road together with mature trees and hedges within the garden of Green End. The proposed garage will have little impact on the character and setting of the AONB and the nearby conservation area. The garage is sited to the rear of Green End Croft the elevation furthest away from Green End, the conservation area and any public views of the building from Sawley Road. The orientation and layout of the proposed development ensures that there is no effect on the residential amenity of Green End. The design and scale of the garage ensures that the development would preserve the existing character setting and visual amenities of the AONB and the conservation area. The scale of the surrounding garden and curtilage areas aids to reduce the prominence of the proposed structure. The design and choice of materials ensure that the proposed garage it meets the requirements of Policies G1 and H10.

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5.3 There is no alteration to the existing vehicle access from Sawley Road. The existing tarmac will be extended around the rear of the building to serve the proposed garage.

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