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DESIGN AND ACCESS AND PLANNING STATEMENT

SITE: MANOR HOUSE, DUTTON, LONGRIDGE PR3 2YT

PROPOSAL: REPLACEMENT OF CONSERVATORY/GARDEN ROOM WITH NEW GARDEN ROOM, ALTERATIONS TO PORCH, INSERTION OF WINDOWS AND RETENTION OF STABLES AND HORSE WALKER.

INTRODUCTION

This design, access and planning statement has been prepared to accompany an application for planning permission.

SITE DESCRIPTION

Manor House is located approximately 5km east of Longridge and 2.5km west of Hurst Green on the north side of Longridge Road. Manor House is neighbours with Manor House Barn and Manor Cottage which form a group of dwellings, farms and small business clustered around the junction of Longridge Road with Huntingdon Hall Road. A public footpath number 14 runs to the south east of Manor House from Longridge Road towards Carlinghurst Farm. Longridge Road forms the boundary between the Area of Outstanding Beauty to the north and open countryside to the south as designated in the adopted Ribble Valley Districtwide Local Plan.

Manor House comprises a stone dwelling, a detached stone garage, detached stone stables, detached timber stables, a horse walker and menage. The dwelling is set within a garden area which mostly lawned, there is a parking and turning in front of the garages.

ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy G5 – outside main settlements/village boundaries planning permission will only be granted for small-scale developments.

Policy ENV1 – development in the AONB will be required to contribute to the conservation of the natural beauty of the area.

Policy H10 –Residential Extensions

Core Strategy 2008-2028-A Local plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 – General Considerations.

Policy DMG2 –Strategic considerations

Policy DME2 – Landscape and Townscape Protection.

Policy DMH5 – Residential and Curtilage Extensions.

Supplementary Planning Guidance: Extensions to Dwellings

PLANNING HISTORY

3/87/0645 Planning permission for the change of use of the building to be used as a house granted on appeal.

3/89/0160 Reserved matters to 3/87/0645 Refurbishments and extension to create a dwelling. Permitted development rights removed. Approved

3/95/0463 Extension to form utility, breakfast room, conservatory and erect a garage and workshop approved.

3/99/0759 Change of use of part of field, construction of single storey extension to existing garage to form two stables tack and hay store and formation of ménage. Approved

EVALUATION

The main planning issues relating to this proposal are:

- the planning history of the site
- the principle of the development;
- the landscape impact.;
- the design of the scheme.

Each of these issues is assessed in turn below.

The Planning History of the Site

The planning history of the site reveals that the building that the current Manor House was created as a dwelling in the late 1980's or early 1990's. In 1987 an application for an established use certificate was submitted to the Council to reinstate the building that was

then on site as a dwelling. A certificate was not issued and a section 53 determination instead stated that planning permission was required to use the building as a dwelling. This was followed by a pair of applications treated as outline and reserved matters application for the reinstatement of the building as a dwelling. The reserved matters application unusually included a condition removing permitted development rights. The usual practice is to attach such a condition to the outline application. That it was attached to the reserved matters application may be ultra vires.

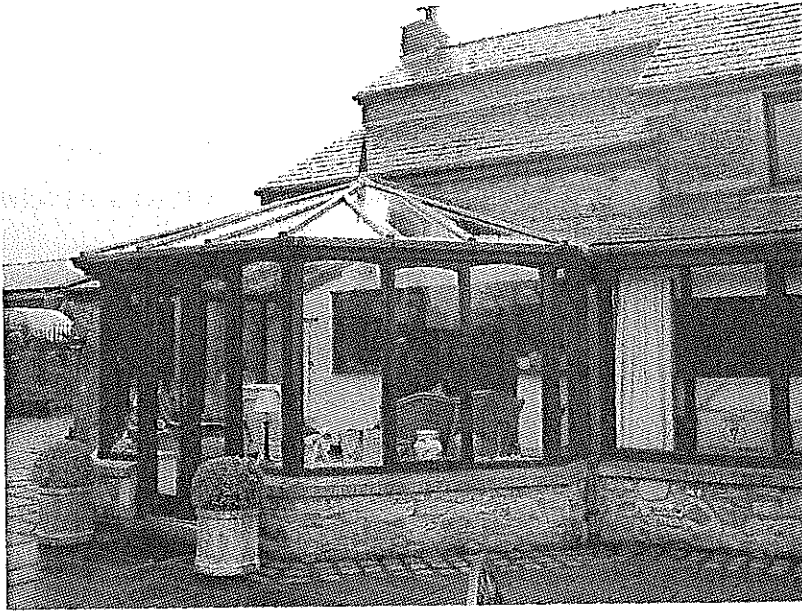
This is relevant to this application in two ways. The 'original dwelling' for the purposes of the interpreting the Council's Supplementary Planning Guidance is that created under the permission 3/89/0160 drawings and relates to the plans then proposed (the new dwelling) not the existing (the building on the site at that time which was not a dwelling). See appendix 1. The extensions added to the building in the later applications together with the extension now proposed, which replaces the earlier conservatory extension, do not exceed the 33% increase in floor area of the original building limit suggested in the SPG section 5.2. As permitted development rights appear to have been removed under 3/89/0160 we have included details of alterations to the building which would normally not require planning permission. This includes the insertion and repositioning of windows in the porch and office on the ground floor to create a snug, and the insertion of windows in the south east gable elevation (acknowledging that the first floor windows would have to be obscured glazed in order to be permitted development).

The timber clad stables and the horse walker were erected on the site by the previous owners of the property. The exact date of this is unknown. The stables were constructed more than four years ago and the horse walker may also have been installed more than four years. Planning permission was not obtained for these buildings. This application seeks planning permission in retrospect to retain these buildings.

Principle

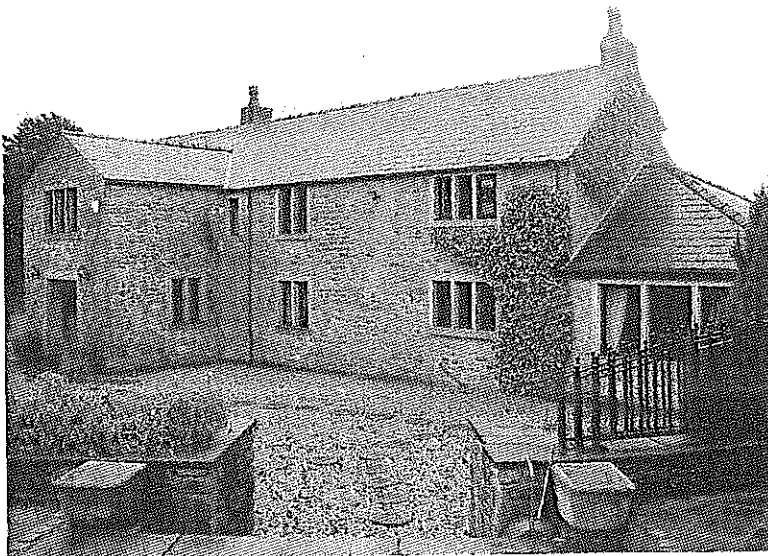
The Council's Supplementary Planning Guidance suggest that extension which increase the size of the original dwelling by up to 33% above the original floor space of the dwelling are likely to be acceptable. The proposed garden room replaces an existing conservatory which was an extension to the dwelling. The design of the garden room reflects better the character of the existing building having a solid roof and substantial frames to the glazing.

This is more appropriate in this context than the rather suburban style of the existing conservatory.



Existing suburban style conservatory

The additional windows in the south east elevation gable are in proportion with the glazing in the proposed garden room. The insertion of these windows will not cause a loss of privacy to the neighbouring property since this wall is positioned 22m away from nearest point of the neighbouring dwelling. Nor do the proposed windows directly face that property.



Existing north east elevation.

The porch on the north east elevation of the property faces towards the main garden area of the house. It is proposed to increase the size of and fully glaze the existing ground floor opening. The porch entrance is currently unglazed. The two storey projection on this side of the property will retain its character as a two storey porch with the doorway positioned centrally and symmetrically beneath the three light window above. The proposals accord with the provisions of policy G1 ENV1 and H10 of the Local Plan and DMG1 DME2 and DMH5 of the Draft Core Strategy.

Policy G5 allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". Core Strategy Policy DHG2 allows for small scale recreational development appropriate to a rural area. The object of the policies is to protect the countryside from inappropriate development. The proposal includes the retention of stables and a horse walker. The horse walker is situated within the garden area of the house in a position where the horses being exercised in the horse walker can be observed from the house. The horse walker is immediately adjacent to the stables. The stables are grouped in a courtyard arrangement with the large single storey stone built garage and work shop and the stone built stables. Beyond these to the north west is the ménage.



Horse walker situated within the garden

The keeping of horses usually occurs where grazing land is available. Thus, the nature of the proposal is considered to be appropriate to a rural area. The buildings for which retrospective permission is sought are positioned within an existing group of outbuildings; they are closely positioned to one another and within the existing site boundaries. The

retention of these buildings will not harm the character and appearance of the countryside and the AONB.

Landscape Impact

The alterations to the dwelling will have a minimal impact on the landscape as the garden room replaces an existing extension. Manor House is not particularly visible in the landscape and is grouped with other buildings. It is set within a loose group of dwellings and farms. The retention of the stables and horse walker which are modest sized buildings low in height and in materials which blend into the landscape. The proposals will have no damaging impact on the character or appearance of the landscape within which they sit and, thus, the proposal complies with the relevant criteria of Policies ENV1, and DHE2.



Stables to be retained.

Design

The proposed garden room replaces an existing conservatory of very similar proportions. The proposed garden room will have a solid roof covered in blue slate and rolled lead work to the small flat roofed area. The glazing is to be held in natural oak frames. As the garden room is in the same position as the conservatory and there is a high screen fence between this property and Manor Cottage there will be no loss of privacy to the neighbour.

The proposed design of the garden room and other alteration to the dwelling is of a high standard which complies with the various criteria and Policies G1, H10 and ENV1. The horse walker is a functional design and is low in height at 3.15m. It has a uPVC roof covering and the sides and posts are stainless steel and a diameter of 11.75m. The

stables are also low in height 3.8m to the ridge with an asymmetrical roof. The rear of the stables has an eaves height of 2.8m whereas the front which also forms a canopy over the doors has a height of 3.4m. The floor level of the stables is cut into the ground so that the stables appear lower in height when viewed from the north east. See south east and north east elevation details. The stables are constructed in softwood timber panels stained dark brown with a corrugated aluminium roof. They have an overall footprint of 13.25m by 5m for the tack room reducing to 3.9m for the stables. The design of the stables and horse walker meet the requirements of policies G1 ENV1 and H10

Access

The proposed and retrospective development has no impact on the vehicle access or parking facilities at the site.

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