

PLANNING STATEMENT
PROPOSED NEW GARAGE AND WORKSHOP
PLANTATION HOUSE
CHIPPING ROAD
CHAIGLEY



1. Introduction

1.1 This statement accompanies the planning application for a new garage and workshop on land within the curtilage of Plantation House. The site is located within the boundaries of the Bowland Area Of Outstanding Natural Beauty and within the parish of Chaigley. No formal pre-consultation has been carried out with the Local Authority but this is a logical addition to the residential use.

1.2 Analysis of the site area leads to the conclusion that the design proposal submitted with this statement complements the house and the lifestyle of the occupants. This statement describes the justification for the proposal. The proposal will not impact on the rural setting by virtue of the proximity of the garage to the house and the fact that it is sited within an established residential curtilage. There is no existing garage on the site.

2. Design Principles and Concept

2.1 The site incorporates an existing detached dwelling and ancillary buildings which were formerly part of a larger group which constituted Plantation Farm. A careful evaluation has

been undertaken of the capacity of the site to accommodate the garage and workshop within the area between the store building and the boundary wall.

2.2 The application recognises the sensitive nature of the site and the locality. The site is designated as Open Countryside (Policy ENV3 and G5 and H2) and as stated lies within the AONB.

2.3. The site has a boundary to the north east which borders farm land. The site cannot be viewed from the public highway or any public footpath.

2.4 The site is not overly remote and is currently allocated for residential use. This proposal has no effect on the access, parking or amenity space arrangements of any neighbouring properties.

3.0 Layout And Proposed Materials

3.1 A key component of the proposed design is to ensure the garage respects the character of the area and the developments within a rural setting. The building will be solid construction standing on a concrete slab area with a blockwork inner and outer leaf and finished with external render with stone quoins to the front corners. The roof will be natural slate. The garage door will be powder coated to a colour agreed with the Planning Authority.

3.2 The existing access is to be retained with improvement works only to the land drainage across the entrance.

3.3 The vehicles will enter the site as existing but be able to turn around within the existing forecourt into the new garage.

3.4 A benefit of the site is that the boundary walls and buildings offer some concealment to the proposal.

4.0 Scale

4.1 The footprint area shown on the accompanying plan demonstrates a ground coverage area of approximately 49 sqm for the development. It is a maximum depth of 7m with a height of 4.3m to the ridge as an upper limit.

4.2 Please refer to the accompanying plan drawings PHD/SB/100 the location plan, topographical survey plan of the site and photographs.

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