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SUPPORTING PLANNING STATEMENT

DOG AND PARTRIDGE

HESKETH LANE

CHIPPING

PR3 2TH



1.0 Background

- 1.1 This planning statement has been prepared by Graham Anthony Associates to support the application for garage/store extension and refurbishment at The Dog & Partridge Public House and Restaurant, Hesketh Lane, Chipping.
- 1.2 The purpose of this planning statement is to examine the main planning issues in detail and demonstrate why planning permission should be granted in accordance with section 38 of the planning and compulsory purchase act 2004.



View looking East down Hesketh Lane

2.0 Site and Surrounding.

- 2.1 This site is located on the outskirts of Chipping off Hesketh Lane. Currently the site hosts the pub/restaurant facilities, an existing garage/store, hardstanding parking areas and garden area. The site sits within an area of Outstanding Natural Beauty (AONB) and the settlement of Chipping is identified as a tier two settlement in the RVBC Core Strategy Adopted Version.



View looking West up Hesketh Lane

3.0 Design

- 3.1 The existing garage is to be partly taken down and reconstructed on the east side of the store it is currently pebble dashed exterior walls with two up-and-over garage doors. The proposal is then to rebuild the walls on the south elevation facing Hesketh Lane using natural stonework in keeping with the character of the area. An Indicative layout has been prepared to see how the development could work on site. The building is single story with a flat roof to match the existing structure. The extension is 6m X 5.2m and 3.3m to the eaves.



Front (south) elevation of existing garage



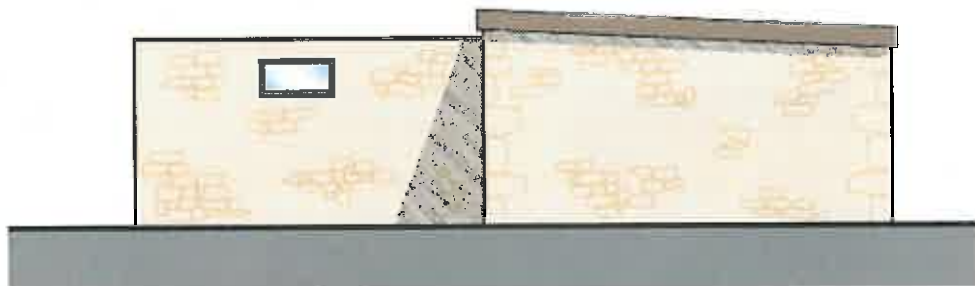
Side (west) elevation of existing store



Existing Site Plan

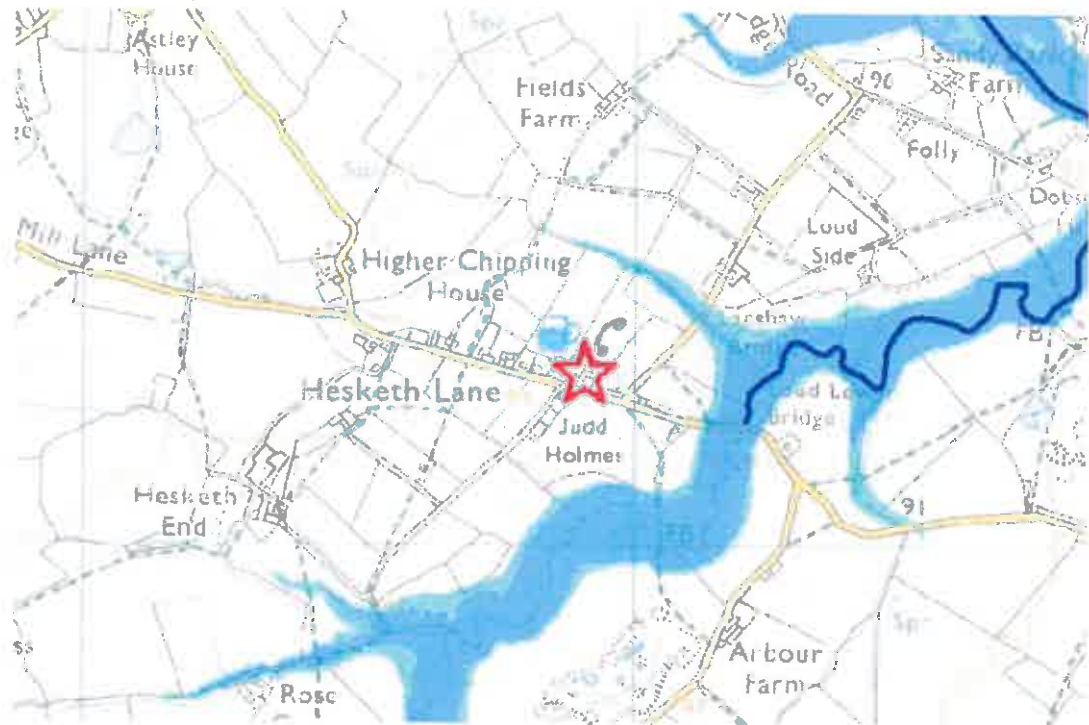


Proposed Site Plan



South elevation (view from hesketh lane)

4.0 Flood Risk



- 4.1 The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The map above shows clearly that this site is located outside the flood risk zones so would be a sustainable location to accommodate development.

5.0 Planning Policy

National Planning Policy Framework 2012

Chapter 1. Building a strong, competitive economy.

Chapter 3. Supporting a prosperous rural economy.

Chapter 11. Conserving and enhancing the natural environment.

Ribble Valley Borough Council Core Strategy 2008-2028 A Local Plan for Ribble Valley- Adopted Version.

Key Statement DS1: Development Strategy.

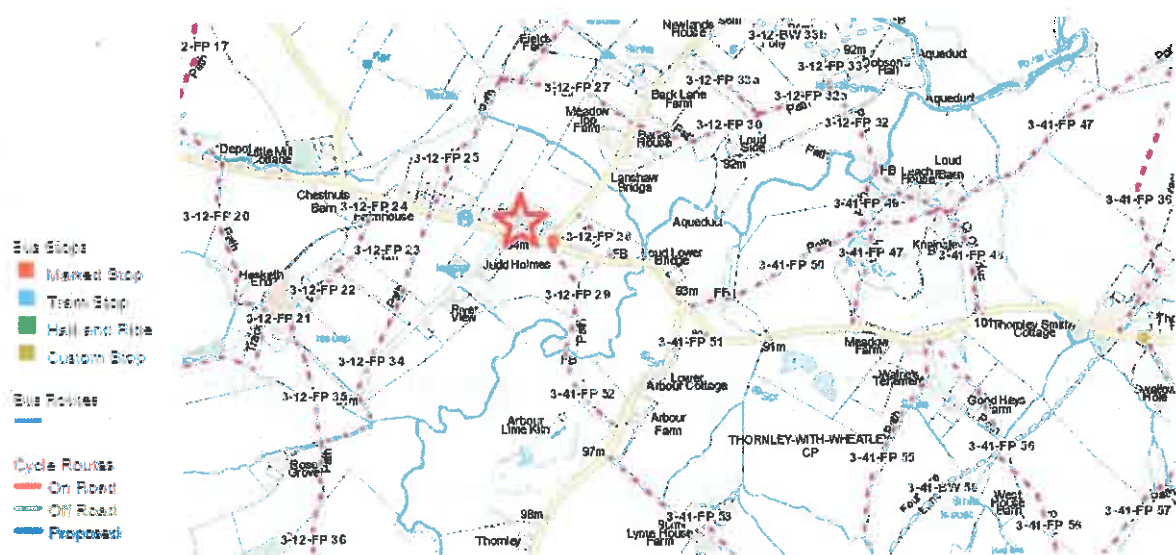
Key statement EN2: Landscape.

Policy DMB1: Supporting Business Growth & the Local Economy.

Policy DMB3: Recreation & Tourism Development.

The overall theme of local and national planning policy is one of support for rural business and to support appropriate expansion/improvement of existing business.

6.0 Sustainability



6.1 The site is an existing Public House & Resurant, which is close to the tier two settlement of Chipping (as identified in RVBC Adopted Core Strategy) which hosts village store and basic amenities

7.0 Conclusion.

- 7.1 The proposed extension and refurbishment of the garage and store at The Dog & Partridge Public House & Restaurant Chipping, are considered to comply with Local and national planning policy for the site. Officers are respectfully requested to support the scheme.

Graham Anthony Associates

May 2015

