

DESIGN AND ACCESS STATEMENT TO EXTEND THE EXISTING 3 BEDROOM HOUSE MILL HOUSE FARM CHIPPING ROAD CHAIGLEY NR CLITHEROE LANCASHIRE BB7 3LS

SITE

The application site is the existing stone farmhouse constructed in local random coursed stone under a pitched natural slate roof. The building is a simple farmhouse which has been altered over many years, a lean-to extension was added on the rear elevation to provide a small utility room.

The surrounding land is open hillside used for grazing sheep, there is a concrete yard for parking cars directly off the access drive.

The buildings is structurally sound with solid masonry walls and pitched slate roof.

LOCATION

The site has a stoned access road off Chipping Road, visibility splays will be improved to 120 x 2.4 metres at the junction as agreed with Mr T Lewis of LCC.

The road gives access to the paved yard surround the site which is enclosed by 1m high stone and block walls.

PROPOSED USE

The existing building is too small for the requirements of applicant who has 2 small children and no toilet on the ground floor.

It is proposed to demolish the existing lean too utility room and construct a 2 storey extension on the gable to provide a living room, larger utility room and toilet on the ground floor, and a 4th bedroom with en-suite bathroom on the first floor.

PLANNING POLICIES

The relevant policies relating to the conversion are H15, H16 and H17.

The cost will be borne by the applicant the existing infrastructure has capacity for the extension.

There will be no effect on the landscape, the extension is sited in an existing developed area.

The will be no effect on conservation interest.

The extension cannot be seen from the public highway being constructed behind the existing house.

The building is structurally sound and requires minor works to effect the extension, the removal of the lean too and proposed extension will improve the amenity and appearance of the existing house.

The is site of sufficiently size to accommodate the extension.

The design respects the form of the existing building and setting the extension 350 back from the front face ensures the extension is subservient to the existing house and reads as an extension.

The extension will have no implications upon the parking in the existing service yard, or the traffic generated by the house. The access is sufficiently wide as constructed, the visibility splays will be improved following consultation with LCC highways department for a previous planning application.

CONSULTATION

Pre-application discussions have taken place with the duty planning officers who considered it acceptable in principle, letter confirming the officers assessment is included with the application.

ACCESS

The building has an existing vehicular access to the highway network, the extension will have no impact on vehicular journeys generated. Access for emergency services is not affected by the extension.

REFUSE COLLECTION

The extension has no implications for refuse collection.

CONTEXT AND EVALUATION

The site is a working farm in the Ribble Valley an area of outstanding natural beauty. The buildings form an attractive group in the landscape and are worthy of retention and improvement.

DESIGN

The existing building buildings plan and elevations has generated the design solution. The ground floor will be the principle living space with bedrooms on the first floor. The extension is required for the applicants expanded family.

Traditional buildings have simple roofs and punched windows, the extension adopts this principle and adopts the existing details in the extension.
Natural stone wall, timber windows with stone mullions and black rainwater goods. The extension is set back for the reasons previously stated.

The house is set on a hillside and has been cut into the hill to provide a level working area. The commercial plantation above the farm has recently been cut resulting in additional ground water running down the hill into the yard area.

To protect the extension from this ground water a 900 wide gravel path is incorporated into the hard landscaping to the external walls.