

# **DESIGN AND ACCESS STATEMENT**

**FOR THE**

**PROPOSED REUSE OF EXISTING BUILDING  
AND EXTENSION TO USE AS A CATTERY  
AND STABLES**

**TO LAND TO THE REAR  
OF FOUR ACRES**

**WISWELL  
LANCASHIRE**

**BB7 9BZ**

**RE-SUBMISSION OF APPLICATION 3/2015/0571**

**FOR MR AND MRS STANWORTH**



Photograph 1 – Building to be converted

**Date:** 11<sup>th</sup> January  
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**MRICS**

## 1. Development and Building Use

The proposed application is the revision and re-submission of application 3/2015/0571, the proposals have been revised to address the only issue the planning officer had with the initial application which will be covered later on in the design and access statement.

The proposed application site consists of a brick built outbuilding that is currently used as a stable, this outbuilding is set within an approximately 1.5 hectare field. The outbuilding is accessed by a track from Pendleton Road. There is an old concrete base to the North West of the outbuilding, where 2 stables were previously situated, photograph 2 shows the stables behind the existing outbuilding, the stables were taken down in the mid 1990's.



Photograph 2 – Ariel photograph of the existing building and building behind

It is proposed to convert and extend the existing building to form a cattery. The existing building will be used as a reception, kitchen and WC, with 4 no cat pens and in the extension 6 no further cat pens will be located. Attached to the cattery to the North West will be 2 stables, complete with individual storage areas to the back of the stables.

## **2. Layout**

The layout of the proposal has been largely dictated by the existing building and the surrounding trees. Initially it was proposed to knock down the existing building and construct a new building to the Eastern corner of the site. However, it soon became apparent this would affect the root protection areas of a number of trees in this location.

We were eager to keep the development close to the existing fence/hedge line to minimise the impact on the surrounding area. The building couldn't be located any closer to the hedge line due to the root protection areas, so it was decided the most suitable design would be to make use of the existing building and extend it to a viable size for the rural cattery business. Re-using the existing building also means that the proposed development has a buffer between the cattery and the existing houses to the South East of the site, which in turn reduces the impact of the proposals on the neighbouring properties.

The muck storage area will be situated just within the field gate, this muck will be removed by a local farmer 3/ 4 times a year to ensure flies and smells do not cause a nuisance to neighbouring properties. Within the cattery, the cats will only be able to access the outdoor balconies between 8am and 5pm, this will ensure that any impact on the neighbour's amenity is minimised.

## **3. Amount**

The scale of the proposal is derived from the size of cattery needed to make it an economically viable business, the area of the existing building is 43m<sup>2</sup>, and the proposed cattery extension size is 34m<sup>2</sup>. The client wishes to stable 2 liveries in the attached stables which will have a total area of 43m<sup>2</sup>.

The pre-application advice received suggested that the size of the buildings initially proposed were not sympathetic to the character of the area. The proposed buildings at that stage had a total floor area of 268m<sup>2</sup>. The area of the revised proposal submitted under application 3/2015/0571 totalled 178m<sup>2</sup>, the application was refused and the reason given was that the proposal was unsympathetic to the character and appearance of the countryside. Consequently, the current proposal has been reduced in size further to a total

floor area of 120m<sup>2</sup>, which represents a 33% reduction in size from the initial planning application submitted in 2015. This size reduction will help ensure the size of the proposal is now sympathetic to the character of the countryside.

#### **4. Scale**

The footprint of the proposed extension measures 10.6m long x 7.9m, at the widest. It is proposed that the eaves height at the North Western field end will be 3.2m and at the South Eastern end, closest to the houses the eaves height is 2.4m as existing. The proposed ridge height of the re-roofed and extended building is only 350mm higher than the ridge height of the existing building.

It is apparent from the figures and the revised plan that the scale of the re-submission is considerably smaller than the previously refused application. The planning officer's comments have been taken on board and reflected within the reduced size proposal, in order to produce a scheme that fits the simple, rural character of the area.

#### **5. Appearance**

The proposal takes a rectangular form, at the South East end adjacent to the cottages the building is existing, which ensures the current relationship of the building to the cottages is respected. The roof steps down where the cattery turns into the stables, this is to keep the overall size of the building to a minimum, to ensure the mass of the building is in keeping with the character of the area.

The linear appearance of the building, as close as possible to the hedge line/fence line as the root protection areas allow, ensures that the impact of the building is minimised. The gable shape of the building, complete with pitched roof and the chosen materials reflects the local vernacular style. The building will be clad in waney edge Larch boarding, which will help the building blend into the hedgerows and landscape, giving the building an agricultural feel.



Photograph 3 – Waney edge larch cladding

The pre-application advice we received suggested that the metal profiled sheeting was inappropriate, and a more sympathetic material should be chosen. As such the roof will be finished in slate to match the majority of properties within Wiswell.



Photograph 4 – Natural slate

The previous refusal states that the building and menage are visible in the views from Wiswell looking North East, however as can be seen in photograph 5 and 6 the existing hedge line screens the views in this direction. The planning officer also states that the proposals would be visible form the public footpath to the West which is some 150 m away.





Photograph 5 – View from Taskers Croft, building to be converted is not visible



Photograph 6 – View from Clarkewood Close, building to be converted is not visible

From this viewpoint on the public footpath the development would be partially screened by the existing hedge to the West field boundary. To illustrate the

impact the proposal would have on the character and appearance of the countryside, a visual of the field and proposed development has been created from the footpath to the West, to enable the impact to be accurately assessed this is included within Appendix A. As shown in Appendix A the impact of the proposed development on the character and appearance of the countryside is minimal.

The delegated report identifies that it is common to see stables and manèges in rural settings, however, the report states that the proposed building and elevated, illuminated manège are unsympathetic to the character of the countryside. The 33% reduction in size of the building, together with the removal of the lighting to the manège and the proposal to dig the manège further into the natural slope of the field has reduced the impact of the proposals further. These revisions to address the planning officers concerns have resulted in a proposal that is now more sympathetic to the character and appearance of the countryside, this is illustrated particularly well within Appendix A and on site section BB on plan AVS – 02 – 02.

The building is tucked away against the fence line, screened by the existing and new planting to soften the potential impact. The proposed manège now follows the existing slope of the land to the west, to ensure it blends into the surrounding countryside seamlessly.

## **6. Landscaping**

The proposed landscaping within the site has been kept to a minimum to ensure the development has a rural/agricultural feel, appropriate to the setting. The only landscaping that has been proposed is a hedge to the North West (field side) of the development, which will screen both the manège and extension when viewed from Cunliffe Lane. This hedgerow will be planted with native species of local provenance, including hawthorn, blackthorn, rowan, holly and wild cherry.

Mitigation suggested by Bowland Ecology will also be implemented, this involves planting native tree species in the existing hedgerow to infill gaps along the boundary, and this will increase the connectivity in these areas. The infilling of gaps within the hedges and screening introduced to the north west side of the development will provide a link between the extension and existing hedge line, to

help relate the extension back into the existing landscape.

## **7. Access**

The proposed development will be accessed via the existing gravel track serving the existing outbuilding. As suggested by the LCC Traffic Officer at pre-application stage, small sections of hedges need to be removed at the entrance (please refer to Bowland Ecology and Bowland Tree Consultancy reports) to ensure the required visibility splays can be achieved. The width of the access track has been increased to 5 m wide as requested, and will be finished in a permeable bitmac. During the previous planning application the highways authority raised no concerns with the planning application as long as the visibility splays required can be achieved, to both the North and South of the site entrance this is achievable.







Photographs 7 and 8 – Existing field access