

## DESIGN AND JUSTIFICATION STATEMENT

For  
The designation of Land at  
The Glass House  
Mellor

320160954P

**Date:** September 2016  
**Job ref:** 4855

from concept to creation...



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## INTRODUCTION

This Design and justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicant Miss Nicky Cummings. It has been prepared as part of a planning application for the land associated with the Glass House in Mellor to support the following:

- 1/. Change of use from agricultural to equestrian.
- 2/. Extension of residential curtilage to form garden and potential for future car port structure (subject to separate/future application).
- 3/. Formalisation of field shelters.

It is to be read in conjunction with the following enclosed SPA drawings:

- 4855-P01A
- 4855-P02A
- 4855-P03A
- 4855-P04B
- 4855-P05A
- P06

It should be noted that by no means is the application proposed for future residential development to the dwelling or for financial gain, it is proposed to provide the necessary ancillary features for a dwelling of this size and relevant planning conditions relation to its extended use are expected to apply.

## DESIGN STRATEGY

At present the residential curtilage for the Glass house does not provide any significant garden area, offers limited parking and does not have a carport/covered area for the client's vehicle. Due to this basic ancillary facilities to the main dwelling are not being provided. To provide these facilities to the dwelling please refer to drawing No. 4855-P01 detailing a suitable proposal to increase the residential curtilage (purpose of this application) to provide a garden area, subsequent access and oak framed carport (subject to future separate planning application). You will note that the proposed extension of the residential curtilage does not extend past the line of the neighbouring properties to the south west of the site or that of Hey Moo Farmhouse and has been kept as tight as possible up to the future proposed carport.

The land at present is designated as agricultural, however the client is not a farmer and as such has no agricultural expertise. However the client has a keen interest and owns horses and, due to this, an ideal solution to maintain and put the land to good use by a means that will not have a

detrimental impact to the land would be to change the land usage from agricultural to equestrian (for personal use as opposed to commercial).

To provide additional facilities for the proposed change of use to equestrian, the formulation of two small moveable field shelters are included in the application and they are to be positioned to the North and South East of the site as indicated on drawing Nos. 4855-P03A and 4855-P04A. The field shelters have been constructed from timber with an onduline roof and PVC gutters.

## CONCLUSION

At present basic ancillary facilities are not provided for, the proposal drawings include in this application provides these facilities in a way that is not detrimental to the neighbouring properties or surrounding area.

To maximise the usage of the land changing the designated usage from agricultural to equestrian will ensure the land is maintained and used in a suitable manner for the area it is situated in and one that will not have a detrimental impact on potential future usages.

In addition the field shelters will allow adequate facilities for equestrian usage and due to their size and location will not have any negative visual impact to the landscape.

