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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

21 November 2016

PLANNING STATEMENT

PROPOSED GARAGE/ANNEX AND STABLE SHELTER AT FIELD BARN , OLD LANGHO

The proposal is to construct a new double garage with annex accommodation and a stable building within the residential curtilage of Field Barn. This submission follows the appeal dismissal APP/T2350/W/16/3151566.

The appeal dismissed in the appeal in part – stating that the stable is acceptable. Therefore this resubmission makes no alteration to the stable block whatsoever.

The amended proposal takes in to consideration the feedback with regard to the garage / annexe within the appeal dismissal and addresses the following specific points:

“6. ... In particular, it would be higher than the eaves of the existing dwelling and the recent additions to the original barn.”

The ridge height has been reduced to 4.9m to match the recent additions.

“6. ... Due to its size, height, and position, it would not be subservient to the existing dwelling and would appear overly dominant.”

The plan size has been reduced – as has the height in order to achieve a drastically more subservient proposal.

“6. ... In addition, its design would be domestic in appearance, and it would have a disproportionately sized garage door.”

The garage door has been split in to two, with timber surrounds to match the existing dwelling. The same aesthetic has been used for the log store. The timber cladding has

also been removed and random rubble sandstone facings, alone are proposed to match the existing barn conversion.

We feel we have addressed the concerns raised in reducing the imposing nature and impact on the surrounding area both from a massing and stylistic point of view.

Peter Hitchen
Chartered Architect