

# Heritage and Design and Access Statement



## Extension and Alteration

At

Back Lane Farm  
Back Lane  
Chipping  
PR3 2QA

## Design and Access Statement

### 1. Introduction

1.1. Back Lane Farm is in a low lying area of the Hodder Valley in the Forrest of Bowland Area of Outstanding Natural Beauty. The two bed cottage is the middle property of 3 including a one bed cottage to the South West. The property to the North East is a cottage which has been extended into the attached former barn. The property has very low first floor ceilings and needs updating including the applicants desire for the provision of another bedroom.

### 2. Proposal

2.1. This proposal is for the removal of an out of character rear dormer and provision of first floor rear extension along with a ground floor lean-to infill extension.



*Figure 1 Photo of rear of property today*

### 3. Recent Planning History

- 3.1. **3/2016/1153** Erection of a general purpose steel portal frame agricultural building for livestock housing and general storage - Approved
- 3.2. **3/2016/0783** Demolition of an existing timber framed building and erection of a general purpose agricultural building - Refused
- 3.3. **3/2015/0318** Roof extension above garages to form live in carer space - Refused

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- 3.4. 3/2012/0210 Erection of general purpose agricultural building for livestock housing and general storage - Withdrawn

### 4. Heritage Statement

- 4.1. The property is shown on both the 1:10,000 and 1:2500 first edition maps with the subdivision of the properties shown on the latter.

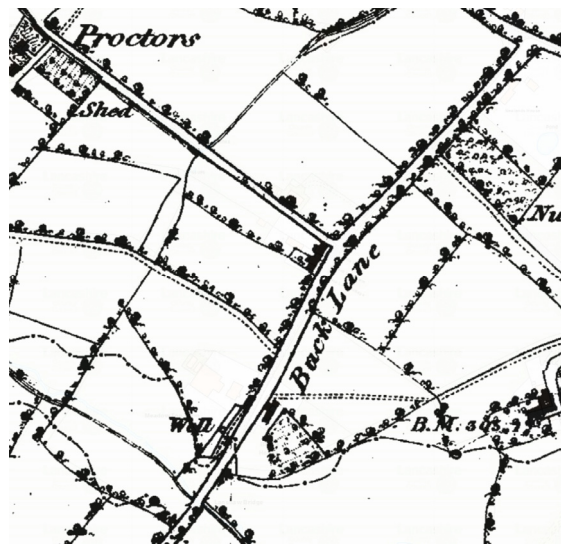


Figure 2 The 1:10,000 (6-inch) first edition surveyed 1844-1850 (published 1847-1853) Copied courtesy of Mario Lancashire

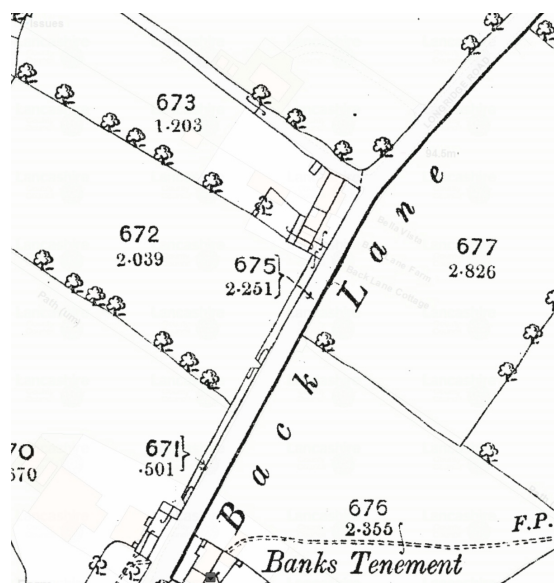


Figure 3 The 1:2500 (25-inch) first edition surveyed 1884-92 (published 1891-1894) Copied courtesy of Mario Lancashire



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- 4.2. Back Lane Farm used to be part of the Derby Estate and was originally tenement cottages. In 1821 two of the cottages were made into one. The property has been a working farm since then. It was bought by the applicant in the late 1970s. In 1979 the applicant extensively refurbished the property including creating the dormer extension and rebuilding the rear annexe with the help of a council grant.
- 4.3. The cover photo (date unknown) shows the property as a shop but also what appears to be a barn to the North East attached to a cottage. We presume the occupiers of the properties are outside the front of their respective houses.
- 4.4. At that time they demolished an infill extension which they are looking to put back in this application



*Figure 4 Photo taken in 1979 showing lean-to extension (before the barn was extended)*



*Figure 5 Rear view of the farmhouse in 1979 showing infill to the west and the annex before it was rebuilt*

### 5. Use

- 5.1. Back Lane Farm supports 5 acres of agricultural land and has recently received permission for replacing dilapidated sheds with an agricultural building. The farmhouse is the residential accommodation for the farm.
- 5.2. The extension facilitates an additional bedroom whilst the infill is for a larger utility and cloaks space enabling a larger kitchen.

### 6. Amount

- 6.1. The first floor extension creates a room 4.6m x 2.9m whilst the infill is 2.3m deep.

### 7. Layout

- 7.1. The existing rear dormer will be replaced by the first floor extension – the current dormer is very incongruous to the character of the area.

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7.2. The rear lean-to infill sits between the existing outshoot and an extension to the neighbouring barn conversion. The infill is lightweight construction due to ground conditions

### 8. Scale

8.1. The first floor extension presents a simple gable feature to the rear elevation reflecting a similar feature on the property to the North East. The ridge of the roof is kept the same as the existing house with headroom improved by lowering the first floor over the kitchen and utility. The width of the gable is dictated by the existing roof pitch and span of the house.

8.2. The infill is considered to be permitted development but is included in this application for the avoidance of doubt

### 9. Landscaping

9.1. External works are unchanged by this application with the only ground space taken up by the infill extension which has no bearing on amenities or parking facilities

### 10. Appearance

10.1. The character of this farmhouse has been severely affected by the insertion of uPVC windows and the unusual dormer. This proposal tries to improve the appearance of the house by introducing a simple stone gable form and replacing windows with painted timber casements.

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### 11. Access

11.1. Access is unaffected by this proposal

### 12. Conclusion

12.1. This proposal removes an incongruous dormer feature and replaces it with a simple gable form not untypical of the area. The application helps to improve a building affected by 1970s interventions and should be supported without question.