



# WOODSIDE HOUSE

## Planning & Design Statement

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Replacement Dwelling off  
Hothersall Lane

Date: May 2018 | Ref: GA3108

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## 1.0 INTRODUCTION



### The Proposal

This Planning & Design Statement has been prepared by GA Associates on behalf of Mr Blezard (the Applicant) to accompany an application which seeks to gain permission for a replacement dwelling, demolition of some outbuildings and construction of a revised access off Hothersall Lane. It should be recognised that the replacement of an existing dwelling with another is principally acceptable in the countryside because no new units are added. This statement will confirm that the development does not have materially a greater impact on the countryside.

### Location

The site is located approximately 2.5 miles south of Longridge, off Hothersall Lane. The red edge forms a rough rectangular shape that reflects the existing access arrangement that runs parallel to Hothersall Lane. The existing property subject to this application is a large, two storey, stone structure that adjoins a recently renovated dwelling. The site is extremely well screen from both Hothersall Lane and the surrounding countryside by established planting. At present both properties on site are serviced by a single access arrangement, however this application seeks to provide a separate access utilising an historic gate.

## 2.0 THE DEVELOPMENT IN PRINCIPAL

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the duties of decision makers in the determination of planning applications and states:

*'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*

The Development Plan document relevant to this application is the Ribble Valley Core Strategy (2014). Given the specific nature of the application Policy DMH3 has formed the basis for establishing policy compliance.

### Policy DMH3: Dwellings in the open countryside and AONB

This proposal is considered principally compliant when considered against the criterion identified under policy DMH3:

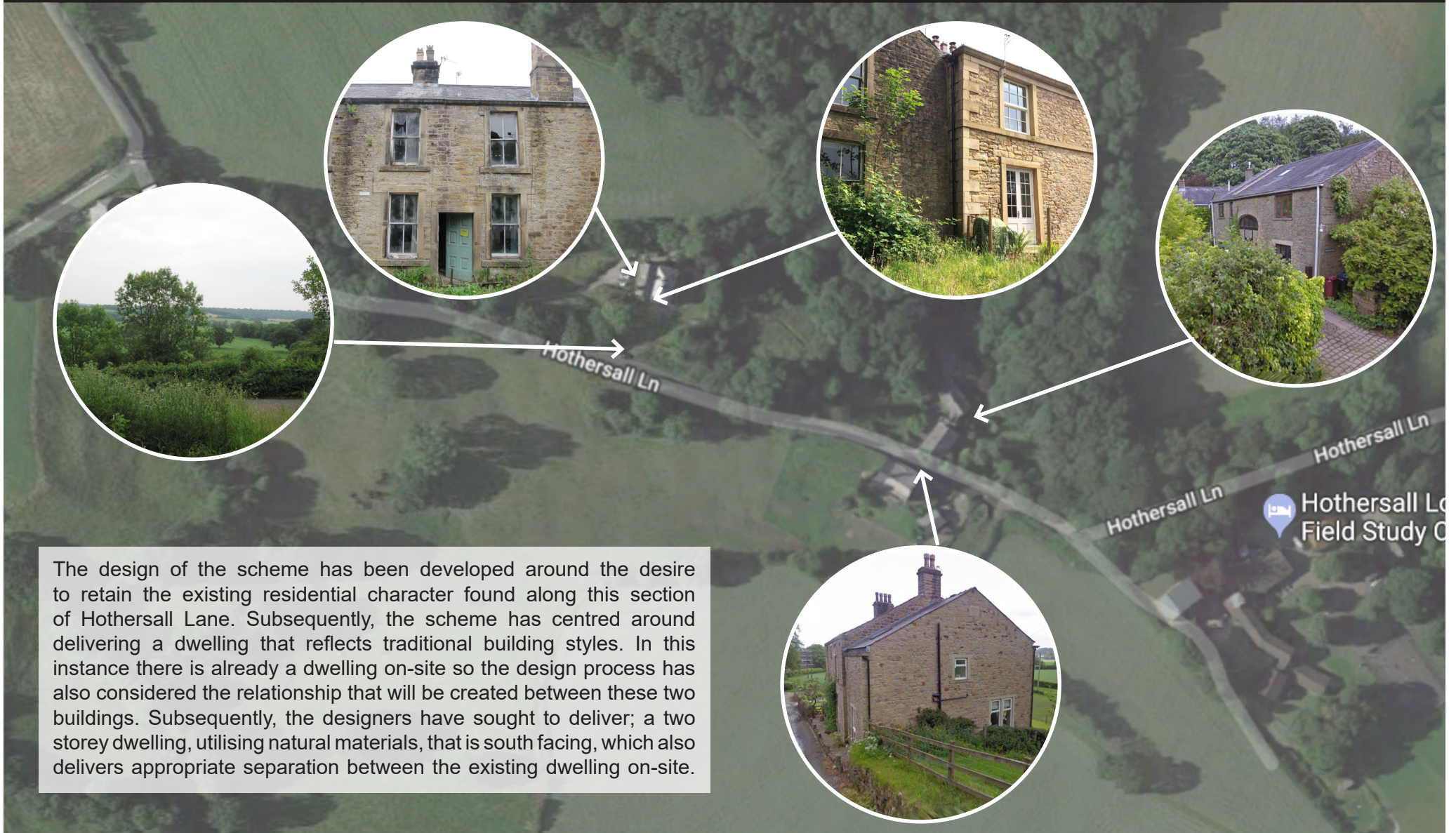
**Abandonment:** The considerations to be taken into account in deciding whether a use has been abandoned are set out in the case of *Castell y Mynach Estate v Secretary of State for Wales and Taff Ely Borough Council*. These are: the period of nonuse, the physical condition of the land, whether there had been any other use, and the owner's intentions. While the house has not been occupied for a number of years there has been no other use of the building since it was inhabited as a residential dwelling. The house is also structurally sound and retains all the existing window and door openings. As previously mentioned, the site contains a residential property that has recently be reinstated, thus the physical condition of the land is such that it reflects a domestic use. The owners intentions were always to refurbish the dwelling when appropriate finances had been secured.

**Landscape Impact:** The site is extremely well screened by mature planting and the proposed positioning of the new dwelling will not incur any further landscape impacts. It is recognised that the proposed dwelling will have a larger footprint than the existing dwelling. However, on account of the specific characteristics of the site it is evident that the proposal will have no material impact on the openness of the surrounding countryside.

**Existing Curtilage:** As shown on the Proposed Site Plan Ref: GA3108 the revised house location will remain within the site's existing domestic curtilage.

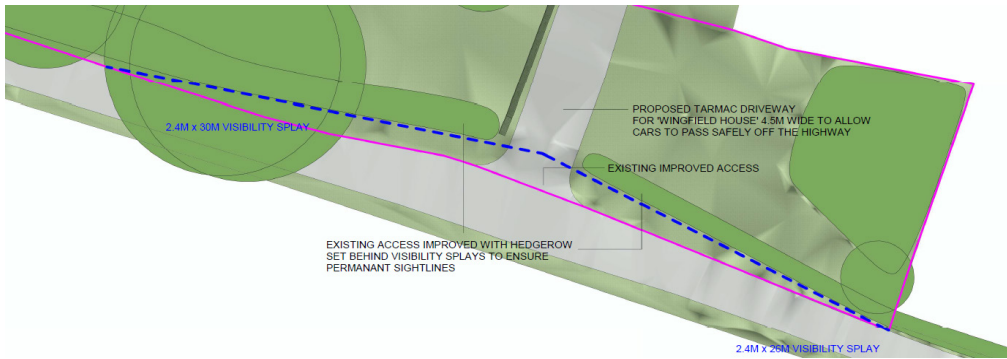


### 3.0 THE SURROUNDING AREA



The design of the scheme has been developed around the desire to retain the existing residential character found along this section of Hothersall Lane. Subsequently, the scheme has centred around delivering a dwelling that reflects traditional building styles. In this instance there is already a dwelling on-site so the design process has also considered the relationship that will be created between these two buildings. Subsequently, the designers have sought to deliver; a two storey dwelling, utilising natural materials, that is south facing, which also delivers appropriate separation between the existing dwelling on-site.

## 4.0 MATERIALS



- **Walls:** Natural Stone;
- **Roof:** Grey Concrete Tile;
- **Windows/ doors:** Grey Aluminium;
- **Boundary Treatments:** Natural Hedging;
- **Surface Treatment:** Proposed tarmac driveway;
- **Other:** Grey Aluminium rainwater goods.



## 5.0 CONCLUSION

