

Covering Statement

For

New Stables

at

Land at Whitehall Lane, Grindleton

Report Completed By

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Introduction

This Statement is intended to support the submission of a Householder planning application for the proposed construction of a new outbuilding upon the Land (owned by the applicant) off Whitehall Lane, Grindleton, Clitheroe. A stables on the site has already been approved on appeal, it has since been discovered that a 200mm water main runs under the proposed site, this application is for a smaller stable block in a new location.

Site Characteristics

The application site lies on Whitehall Lane, in the curtilage of, The Ridge, Grindleton. Currently the site is being used as extended curtilage for The Ridge; this space shall adequately accommodate the new outbuilding which our client wishes to erect in the lower South West corner, see enclosed plans.

Application Proposal

This application seeks to secure consent for the erection of a detached outbuilding upon the client's own land. The building will be used as both a stable for their horse & associated storage. The location of the outbuilding shall not impose upon any other properties in the area.

Landscaping

The scheme only includes alteration to the hedge on Whitehall lane to provide the sight lines required by Highways. The new hedge will be a mixed hedge of native plants as shown. The building and associated works have been located to avoid being within the root protection zones of the surrounding trees as shown on the landscaping plan

Appearance

The appearance of the proposed outbuilding sensitively reflects its rural locality, the proposed design will be of timber frame construction with timber clad walls.

Access

The existing gateway & track provides access from Whitehall lane, see enclosed plans, the tarmac required by highways will be extended to the front of the building. The hedge and gates will be moved to the new positions as shown.

Conclusion

The outbuilding will blend in well with the natural surroundings and be mostly obstructed from public view by the adjacent hedgerow, it is proposed that its construction will have a very minimal impact upon the surrounding area and the general public. An example image can be found on the following page which indicates the typical appearance of the proposed structure.