

Heritage Statement to accompany householder application

Mrs A Haworth – 2 The Dene, Hurst Green, Clitheroe, Lancashire BB7 9QF

This Householder Application comprises works within a conservation area to remove the existing front timber handrail and glass safety panels from the existing subject structure. These will be replaced further back at a new position in order to reduce visual impact. Also sought is the retention the existing secure garden storage and steps. The extended structure is an addition to the original frontage of the established part garden structure (pre 2018) which has an approved lawful use. The replacement handrail will safeguard young children from both risk of fall and access to steep land.

For external readers this application relates to the 2018 extension structure only (shown edged red on Plan 2). The existing original lawful structures present are adjacent to the east side. The original part structures erected prior to 2018, and which have an approved lawful use, will be retained. This application is on land within the garden area which has an approved lawful use. The proposed change to the new structures is the repositioned handrail to provide for the safety of children.

The landscaping/planting plan is designed to screen the frontage and sides of the timber clad storage structure. The landscaping plan shows higher planting and maintained height along the whole of the exposed south side to reduce the risk of overlooking. A temporary timber fence will be kept in place for a period of five years while the proposed planting is established to a similar height.

Appearance

The existing garden storage was constructed in 2018 of timber with a vertical timber board finish. The original established structures also have a timber finish so the west aspect is in fact similar to the historical appearance. The tanalised timber is a typical garden storage construction material. Such a material would not be considered to be out of keeping in many gardens, village conservation areas and is regularly approved in this area of the AONB on a regular basis.

The applicant had planned to carry out planting to screen the timber walls on the south, west and north sides following completion of the storage in 2018. However as we are all aware last summer was one of the driest on record. The lack of significant rainfall until more recently has kept the elevated soil conditions unsuitable for successful planting and establishment. The applicant has to date followed the advice of his advisors and suppliers.

While the applicant has been keen to get on with this, a planting plan to be agreed with the local authority for the next planting season is most appropriate and will be conditioned in the event of an approval. The aim of the planting plan will be to screen the storage from the closest property and very limited winter views from the public footpath below and the very long distance (150m) winter glimpses from the public footpath further to the west. The mix includes native species trees/bushes/shrubs also suitable trees/garden shrubs. More mature trees/plants could be bought in and then watered until well established. This will speed up the screening effect.

The planting to form screening of the timber clad sides is between the points indicated A – E on Plan 4. The temporary fencing is indicated D2 – E. The existing planting is to be retained together with the temporary protection fence F – I. The landscaping is reasonable mitigation in this conservation area.

Appraising the context

The addition of the planting scheme, getting this well established in year one and well managed in years two to five will be key to enhancing the appearance of the garden and mitigating some of the limited views. The applicant via his agent has discussed with the tree officer a planting plan for approval and for inclusion in a suitable planning condition. Such a planting proposal is considered to be a positive step for the conservation area and benefit both landscaping and bank stabilisation.

As already referred to above, with the benefit of the planting scheme, there are no adverse effects on users of the two public footpaths which are within the conservation area and AONB. There are no long distance views of the site from other areas within the AONB. Overall there is no adverse impact of the proposal on the setting within the conservation area, landscape or on public rights of way.

In such a setting the proposed retention of the secure garden storage in an approved lawful garden area with a suitable planting scheme does not unduly affect the conservation area.

Two modern properties to the east have hedges at an elevated level, rooms and gardens are not overlooked. While views are generally not protected in planning, both properties by virtue of their elevated position and recent liberal extensions in the conservation area enjoy uninterrupted views.

Properties situate to the north west may benefit from the proposed planting scheme which aims to screen what very limited views there may be in winter of the garden storage. The added benefit could be, although not required, to provide some additional screening where opinion might be voiced regarding the lawful use of the original lawful garden structures.

Heritage, Listed Buildings and Conservation Area

The cottages known as Quality Row are not listed or referred to in the text of unlisted properties in Hurst Green worthy of note. The nearest listed property is the Bakers Arms and is screened from the subject site by features including three relatively modern and recently much extended properties. There are not any other listed properties close to or in sight of this proposal. The proposal is situated within the approved lawful garden area and also within the extended conservation area.

Conclusions

Retention of the existing garden storage, moving the west handrail back, together with a suitable planting plan may be considered a reasonable form of development in the established and lawful domestic garden area.

The applicant has demonstrated that a garden can be kept tidy with minimal impact on the conservation area subject to providing an enhancing/screening planting scheme and showing the benefits of a sustainable rainwater storage system to serve the existing garden and the new planting scheme during establishment. Such landscaping plan includes a five year maintenance period.

This statement sets out the overall benefits and negligible effect on the immediate surroundings including the conservation area and Area of Outstanding Natural Beauty.