

Design and Access Statement

Applicant : Mr & Mrs G Holt, New Elmridge Farm, Gib Hey Lane, Longridge PR3 2WU

This householder planning application is for a proposal to erect an extension to form workshop and office. The building will have a double-pitched slate roof and be constructed adjoining part of the north west gable of the existing dwelling.

Planning Statement

The existing dwelling was formed following conversion after an approved planning application in 2009. The family home comprises a dwelling of three bedrooms and living accommodation. However there is no provision for office space or for secure storage/workshop. This proposal plans to form an attached two storey structure subservient to the main dwelling.

Design

The proposed office space, workshop and secure storage is to be of the same construction and materials as the dwelling on the site. The north east frontage is set back from the existing and the ridge is lower. The existing north west gable end window is replicated in the new gable. In addition there is a modest porch roof to protect the existing back door to the house. Following the loss of the only main bedroom window a new first floor window is proposed to serve the existing main bedroom. The office and workshop show proposed north east and south west facing windows for secure oversight of the private drive and to achieve working daylight.

Recently the existing dwelling was surveyed for bats and none were found. There are no significant existing features of the north west gable and the recommendation supports the proposal without recommending any mitigation works.

This attached building will provide suitable light and airy workspace. This building will continue to utilise the existing landscaping which will be maintained to the north west side and maintain the low impact of the dwelling and proposed extension. The chosen materials to be used in order to match the existing dwelling are local random stone, timber doors, timber-framed double glazed windows and a blue state roof. The design of the proposed building has been sought so as to have regard for the policies of landscape, visual impact and the Area of Natural Beauty.

Transport & Access

Access to the site is from the public highway using the existing access drive. This application does not seek to alter the use of the entrance. There is an existing drive and private parking area to the east of the proposal for access and turning. This area will not be obstructed by the proposed building which is set in line with the existing house back door.

Access around the Building

Access to and around the building is to be from the existing house driveway and garden area.

Appearance

The materials are going to be similar to the completed dwelling.
As described above there is minimal net visual impact from the existing situation.

Appraising the Context

The completion of the workshop and office will fulfil the required provision of suitable facilities. There are no elements of the design which are overbearing on either the existing dwelling or the isolated rural surroundings. The applicants have been reasonable in their aspirations and their approach to the design for their specific requirements.

Additional details - see form and plans.