

## 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 a detached store/workshop and office. The building will have a double-pitched slate roof and be constructed adjacent to the yard area to the north west of the existing dwelling. In addition an attached porch, additional window and single skylight are sought for 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 a detached two storey structure subservient to the main dwelling. The existing property is not listed or in a heritage site/conservation area.

### **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 well back from the existing dwelling and the ridge is lower. In addition there is proposed a modest enclosed porch to protect the existing side door of the house. The prevailing winds and driving rain in winter are prevented from blowing into the house. Coats and boots can be removed and stored to dry. The double door system will dramatically reduce the heat loss from the house. For the main bedroom in the house a new first floor window is proposed to serve the existing main bedroom. In addition there is proposed a new skylight in the north east roof elevation. 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 south west or north east elevations and the recommendation supports the proposal without recommending any mitigation works.

The detached building will provide suitable light and airy workspace. The 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 building. 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 slate 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. To the east of the proposal there is an existing drive and private parking area for access and turning. This area will not be obstructed by the proposed building which is set well back.

### **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. The proposed porch will form a sustainable function in reducing the dramatic heat loss from frequent use of the side door to the house. 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.