

PROPOSED
DETACHED DWELLING
ON LAND
AT
ANGRAM GREEN FARMHOUSE
WEST LANE
WORSTON

PLANNING STATEMENT

 28/05/20

PLANNING HISTORY

1 Application No 3/2005/0053

Mixed use residential B & B , porch, replacement sun lounge, loft conversion

Approved 16/2/2005

2 Application No 3/2006/0732

Demolition of shippon & erection of bungalow and detached garage

Withdrawn 21/11/2006

3 Application No 3/2009/0032

Demolition of shippon & erection of detached bungalow for holiday let

Approved 16/3/2007

Not implemented

4 Application No 3/2015/0407

Residential use of static caravan (certificate of lawfulness)

Approved 23/2/2016

(no conditions)

SITE LOCATION

Angram Green Farm is located within the open countryside (also within the Area of Outstanding Natural Beauty) Approximately 1 KM to the east outside the settlement of Worston at the end of approximately 250 m long access track via West Lane highway.

SITE DESCRIPTION

The site is a collective mixture and group of farm buildings Detached Farm House, and caravan to the south and periphery of the farm complex. The applicant also owns 11.53 hectare of grazing land principally to the south-west of the farm buildings and the north side of West Lane (see attached plan)

PROPOSALS

The applicant seeks to replace the caravan with a traditionally constructed bungalow within the same location and curtilage as the caravan

 22/05/20

ASSESSMENT OF PROPOSED DEVELOPMENT

The application is supported by a "Certificate of Lawfulness) (Application Ref 3/2015/0407) for an existing use of a permanent residential caravan , at the site on the basis that such use has become lawful as an independent permanent residential use a the site since 2001

The case officers report under the same application number provides the relevant historical appraisal leading up to granting the Certificate of Lawfulness.

The case officer in his report confirms permanent residence at the farm has been established and council tax records confirm accordingly lawful existing use amongst other supporting issues

The caravan is now in-excess of 20 years old with fatigue gradually setting into the structure, as a consequence a liability to insure.

RELEVANT CORE STRATEGY POLICIES

- 1 Policy D.M.G.1 General Considerations
- 2 Policy D.M.E.2 Landscape & Townscape Protection
- 3 Policy D.M.E. 3 Site and Species Protection & Conservation

DESIGN CONSIDERATIONS

It is proposed a 3 bedroom detached dwelling comprising ground floor reception rooms, and bedrooms within the roof space.

Constructed out of traditional stone and 'K' Rend elevations under a blue slate roof

Two principle gablets shall serve the south facing bedrooms with a third providing natural light to the staircase enclosure and landing area to the north

The dwelling shall be constructed to a high standard specification commensurate with the building design

The design has taken into consideration its size , intensity and nature as well as scale , massing , style , features and appropriate building materials

Reference map E.R.L.H 003 (16-02-16) (attached with this statement)

The supporting map indicates the site location at the extreme south corner of the collective farm buildings with significant reduced visible impact.

 28/05/20

CAR PARKING

Supporting map reference E.R.L.H. 003 shows vehicular access to the site meanders through the farmstead north to south providing existing parking on the hard standing area south of the caravan and gate access to the higher southern land.

Proposed drawing No 5004 shows 2 car parking spaces adjacent the east gable of the dwelling allowing vehicles to reverse and leave the application site in forward gear.

The car spaces shall have a compacted hard core surface to match the access track

AMENITY SPACE (PRIVACY DISTANCIES)

The east gable of the dwelling has two small windows that are at 90 to the south -facing rear elevation of the farm house and the neighbor dwelling 40.0 and 50.0 m distant respectively therefore neighbour amenity space is not effected.

BIODIVERSITY

This statement is to determine whether the proposed development may have possible impacts on wildlife and biodiversity and appropriate mitigation measures as appropriate.

The application site has always formed part of the farmstead at the base of Pendle Hill in recent times sensitive cut and fill landscaping to suit the farm buildings and the caravan with adjacent hard standing

The caravan is an encased lightweight metal clad structure with no possibility of bat-roosting.

Having assessed – inspected the site with supporting photographs there are no designated areas-pockets giving cause for interest, having a possible impact on wildlife for the area.

As such full ecological report or “Bat Survey” including likely impact of the proposal and mitigation measures is not necessary .

UTILITIES

- 1 Existing power ,lighting and water supplies to the caravan shall be adjusted and incorporated into the proposed dwelling
- 2 The existing ‘Septic Tank’ specifically installed for the caravan shall continue to be used for the proposed dwelling
- 3 Drawing No 5004 (proposed site plan) shows foul and surface water drainage system from the dwelling to the septic tank and ‘soak away’ respectively.

 22/05/20

- 4 The surface water from the roof shall be collected in to a harvest water plant and reused into the social use of the dwelling
- 5 Hard standing surface to the dwelling shall be collected by rain water gullies and discharged by a collective drain system into a soak away.

CONTAMINATION

The applicant has lived on the farm in-excess of sixty years and is considered familiar with the farm stead and application site

Other than sensitive cut and fill landscaping there are no issues of land contamination

LAND SCAPE

Considering shall be given to the application site location and relative open space environment , sensitive landscape technique shall be adopted.

A landscape architect shall be commissioned to assist and provide detail proposals as a planning condition with the application.

SUSTAINABLE DEVELOPMENT

Reducing the carbon emission in the new development

In accordance with the code for sustainable homes level 4 for energy and carbon dioxide emissions.

An Independent Energy assessor shall be commissioned to demonstrate by energy calculations to achieve code 4 as a planning condition with the application.

SUMMARY CONCLUSION

The proposals are considered within the context of a replacement dwelling with supporting "Certificate of Lawfulness" relevant Core Strategy policies and planning guidance including the N.P.P.F (National Planning Policy Framework) has been able to demonstrate compliance,

The scheme is accompanied by evidence which clearly demonstrated there would be no harmful impacts resulting from or to the proposed development and hence no reason that planning permission ought not to be granted.

For all these reasons it is considered that full planning permission for the proposed dwelling should be granted and the application is commended to the authority.

 22/05/20