

Statement to accompany a planning application for the demolition of stables and erection of a car port / garage and formalise the change of use of agricultural land into garden at Woodlands, Stopper Lane, Rimington, BB7 4EJ

This document is to accompany a planning application for the demolition of stables and erection of a car port / garage and formalise the change of use of agricultural land into garden at Woodlands, Stopper Lane, Rimington, BB7 4EJ

Location

Woodlands is a residential home located on Stopper Lane on the outskirts of the village of Rimington.

An Ordnance Survey site plan / location plan is included with the application see drawing number 529-03 and drawing number 529-04

Present Use

Woodlands is a residential property owned by Mr & Mrs Wood who have owned and resided at the property for the last 14 years.

In addition, Mr & Mrs Wood own a paddock to the North West of the property.

There is a stable block between the garden area and the paddock.

Advice

An application has recently been submitted ref 3/2020/0486 for the demolition of the stables and erection of a car port / garage but has been invalidated because the Council have observed that part of the agricultural land has been made into garden without planning permission (e mail dated 8th July 2020 from assistant planning officer Rebecca Bowers)

Further discussions by telephone have been held with Rebecca Bowers and Adam Birkett (principal planning officer) and a full planning application has been requested to be submitted to include a retrospective change of use of part of the agricultural land to garden as well as the demolition of the stables and erection of the car port / garage

History

The agricultural land was bought by Mr. & Mrs. Wood in 2008. In the same year they extended the garden into part of the agricultural land not knowing that planning permission was required for the change of use.

Evidence in the form of receipts for fencing, planting etc dated 2008 is attached with the application to verify that the use of garden has been in existence since 2008. In addition, a statutory declaration signed by the applicant and witnessed by a solicitor is submitted with the application.

Proposal

The proposal therefore is a retrospective application for the change of use of part of the agricultural land to garden along with the demolition of the stables and erection of a car port and garage.

Photographs of the Stables / site

Overleaf are photographs of the existing stable block to be demolished along with photographs of the land that has been purchased and changed into garden in 2008.



View of stables / yard facing house



View of garden in front of stables / yard



View of garden in front of stables / yard



View of rear of stables taken from paddock



View of garden looking towards the paddock



View of garden looking from the paddock

Proposed Car Port

It is proposed that the new car port is constructed out of timber cladding and slate roof. (the slate roof will match the house) The car port is slightly higher than normal to accommodate a motor home. In addition to the car port a garage is proposed alongside it to accommodate a small tractor and implements etc to maintain the garden and paddock.

Siting

The new car port has been sited within the existing garden area; the rear of the car port has been sited on the same plane as the existing stables.

Access

The existing access onto the road will remain unaltered. It is proposed that the driveway will be re surfaced in tarmacadam

Car Parking

There will still be adequate space for car parking and turning for vehicles within the curtilage of the property

Vehicles will still be able to enter and egress the property in forward gears

Garden area

The new garden area formed in 2008 is laid mainly to lawn. The hedge to the western boundary and trees all planted in 2008 are all now well established

20th July 2020