

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED
AGRICULTURAL OUTBUILDING
AT
INTACK FARM,
CLITHEROE OLD ROAD,
DUTTON

Job Num 5729 Version 1.00 Date June 2020



Sunderland Peacock and Associates Ltd

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1.0 INTRODUCTION

This design and access statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Roche as part of a planning application for the an agricultural outbuilding at Intack Farm.

It is to be read in conjunction with drawings:

- 5729-E00-Location Plan
- 5729-E00-Existing Site Plan
- 5729-01-Proposed Drawing

2.0 EXISTING

The property is located in an isolated position on the lower slopes of Longridge Fell in Dutton within the Forest of Bowland Area of Outstanding Natural Beauty. The property is served by an access road off the southern side of Old Clitheroe Road, which does not serve any other property.

The nearest neighbouring property lies approximately 300m to the east. Due to the location of the application property and the topography of the surrounding land, the proposed development is not considered to result in any impact on the amenity of any neighbouring properties.

The properties' agricultural land consists of approximately 26.5 acres which are used for a mixture of grazing of currently 49 sheep and 39 cows as well as grass growing associated with Intack Farm. The applicant's require an outbuilding to house associated equipment and store for the upkeep and maintenance of the land.

There is a registered farm business which claims associated subsidies for upkeep of the land SBI No. 200425438.

3.0 DESIGN PROPOSAL

The proposal is for an agricultural outbuilding to assist with the maintenance and upkeep of the small holding associated with Intack Farm.

The proposal is located outside of the residential boundary to the south of the existing garage as not to impact on the 'spread' of buildings. Due to topography of the existing land, the proposed building will be positioned at a lower level to the garage structure.

It has been sensitively designed to incorporate local materials, positioned to reduce visual impact as well as scale and massing as well as adopting an agricultural 'traditional' building vernacular aesthetic.

While the proposal is located to the front of the application property, due to the location of Intack Farm and the topography of the land the proposed development, and property itself is not visible from the highway, Old Clitheroe Road. The footpath 3-3-FP 1a does cross from the north east to south west of the site; however the proposed extensions does not impact on the footpath amenity or ability of the use.

4.0 ACCESS

Access will be via the existing track to Intack Farm. The building is located to the south of the main house to be in the most suitable location to access the associated land.

5.0 CONCLUSION

In conclusion the proposal which forms the basis of this application has been designed to provide a positive visual impact and architectural design for the site which will complement the surrounding area. It will provide much required storage space for equipment etc to allow assist with maintaining and up keeping the associated land.

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