

Planning Design and Access Statement

The construction of an acoustic attenuating and privacy boundary wall and associated structures, along with the insertion of separate sewage treatment plant for the exclusive use of Higher Greaves Barn.

Location : Higher Greaves Barn, Holden Lane, Bolton By Bowland, Clitheroe, Lancs BB7 4LZ

- 1 This statement is prepared by Mr S Cherry in support of the planning application.
- 2 The works are required to mitigate against loss of privacy, potential noise disturbance and impact on residential amenity as a result of developments at the adjacent farm as per planning application 3/2012/0930.
- 3 The works mainly consist of the following :
 - a Erection of a boundary wall structure.
 - b Installation of a new sewage packaged treatment plant.
 - c Erection of 2 removable structures.

3a It is proposed to construct a 'dense concrete block' boundary wall with render finish in a location as depicted on the plan to provide an acoustic and privacy screen for the property. Currently there is no privacy or boundary structure other than a wire fence, the use of the land as a drive and the existing close proximity sewage services do not allow for the installation of a natural hedgerow as the root structures of such a hedgerow would interfere with these services. A hedgerow would not provide an acoustic screen.

The use of 'dense concrete block' is well established as a means of providing effective acoustic reflective performance in a small footprint and with superior structural integrity. Its effective use is recognised in BS8233 in relation to the 'control and reduction of noise pollution'. Its use as a garden boundary structure and in almost all settings is well established worldwide. In this instance the wall will be constructed to a height of 2.075m with a stone flag capping and finished with render and painted finish. Importantly the wall can be constructed at a minimal width of 275mm entirely on the land in ownership and with no impact on the existing and newly proposed sewage plant. The same type of construction has been used in the adjacent garages as permitted in planning application 3/2000/0769 and the use of concrete wall structures has been permitted in recent applications at the adjacent farm. Whilst it is noted that a wall of random stone may be considered a more traditional construction, the height of such a wall at such a narrow width would be

very difficult to construct and retain the required structural integrity. Equally free-standing random stone walls of this height are not typical in a rural setting and when they do occur they are largely tapered from a much greater width at the base. When they do occur they often do so as some sort of earth retention feature in which a substantial foundation base is hidden. A nearby shorter random stone wall of similar height was constructed as a result of a previous planning application at the original site and it does not sit well within its landscape as a traditionally occurring structure. The new proposed boundary wall is shielded at the rear from any nearby views by adjacent farm buildings and the front face is broken up and shielded by newly proposed oak timber structures and timber boarding.

3b The current arrangement for sewage treatment at the site is through the use of a packaged treatment plant (PTP) installed in 1998 as a shared usage plant with the owners of the adjacent semi-detached property (marked as yellow square on plan A3 Plan 101). It is proposed to retain this plant in its current format and use and install a dedicated new treatment plant for the exclusive use of Higher Greaves Barn (marked as red square on plan A3 Plan 103). Shared arrangements have the potential for legal issues to develop although, in this instance, there are no Legal disputes with the owners of the adjacent semi-detached property. The PTP will be located in the driveway in the ownership of Higher Greaves Barn, its outflow will disperse inline with the Legal entitlements within the Title deeds and subject to regulatory standards at the time of installation - these aspects are covered by separate legislation and building regulation approval.

The PTP will be a Klärgester 'BioFicient' or similar manufacturer with a performance matching or exceeding the requirements of separate legislation BS EN12566-3 and BS 6297:2007 (if applicable) and the 'General Binding Rules'.

3c It is proposed to construct two free-standing timber structures as shown in the supporting plans and these will abut the boundary wall. These structures are removable to allow access to the two Package Treatment Plants (PTP's) in the event that major works are required on either plant ie. end of life replacement. The open aspect design of the structures allows normal maintenance to occur on the PTP's without removal. Importance is attached in maintaining current access and parking arrangements and Legal access arrangements with the adjacent semi-detached property. Although the current access and parking arrangements far exceed those originally designated within the original planning application for the property conversion in 1998, it is important for both parties that the current arrangement is retained. The proposed structures allow the parking of vehicles for Higher Greaves Barn and on the land in ownership of HGB to be retained and remain unaffected, LGB access and parking on land in the ownership of HGB is also unaffected. The proposed structures are constructed of European oak and in traditional design and section scale as depicted in the corresponding plans. The roof finish is proposed to be 'intergrey' artificial stone flag currently in use on the main roof of both Higher and Lower Greaves Barn or Bradstone 'old quarried', a new equivalent in use of the extension to HGB. The two products are broadly indistinguishable from one another.

Summary

The works involved are relatively minor in relation to the site as a whole. Some of the works would be permitted under 'permitted developments' had these not been removed through previous planning applications. The access aspects for the properties of both Higher and Lower Greaves Barn are unaffected, and the current Legal access agreements remain in place.

The visual outlook from the oak framed extension at Higher Greaves Barn (planning application 3/2010/0319) is currently devalued and this outlook was a fundamental aspect of the design of this construction, namely a glazed frontal viewpoint. The new proposals provide some mitigation against this devaluation of this outlook and reinstate elements of privacy lost from developments at the adjacent farm and impact on residential amenity.

The new boundary structure reinforces acoustic attenuation from potential sources of noise pollution at the adjacent farm.

As a whole the proposals are sympathetic to the local character of the area using natural materials where possible and match and blend with previous development at the site.