

Planning statement supplement

Applicant : Gary Morgan
Smithy Cottage
Birks Brow
Thornley
Preston
PR3 2TX

Please find supporting reasons for approving this application, as follows :-

1 – First and foremost we need a place to live whilst our cottage undergoes the major part of its renovation, which is to lift the roof off and create a new first floor accommodation. Given the expense involved in sorting something like this and given that we are fortunate enough to have a large field in front of the cottage, it makes a great deal of sense for us to buy and locate a nice new lodge and place it in the field, with some thought and consideration to how it looks etc. This is opposed to having a horrible looking old static caravan plonked on bricks in the middle of the field, for however long it takes for the work to be done. If we had a nice new lodge, placed correctly and screened sympathetically, not only would it look better, it would also serve a purpose after it was finished with.

2 – Quite rightly there has been a long history of support for applications for holiday accommodation in and around this area, including recent applications on neighbouring properties (see Applications 3/2018/0812, 3/2017/0203 & 3/2019/0046)

The demand for holiday lets in this area is already very high and this is only set to increase with the inevitable rise in staycations, expected when Covid restrictions are lifted. It is clearly evident that tourist visiting our region, have substantially benefited our local shops and businesses.

3 – Any concerns relating to the lodge being ‘an incongruous feature to the detriment of visual amenity thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty’ are with respect misplaced. The lodge selected, has been especially chosen for its aesthetics and its ability to be blended in to the surroundings where it is to be situated. The positioning of the lodge has also been especially chosen, so that it can be placed in a section of the field that already has a natural undulation in it, thus allowing it to be naturally partially hidden from the most public facing side. Some sympathetic landscaping of those undulations and the planting of some native hedgerows, will allow the lodge to be even better screened from view.

Should ‘incongruous’ come into this application at any point, we would with respect point to our application and our lodge being far less incongruous, than any of the three applications recently approved on neighbouring properties (see Applications 3/2018/0812, 3/2018/0822 & 3/2019/0967)

Unlike any of the three aforementioned cases, it should be noted that we live facing the area where this lodge would be sited, we have an absolute vested interest in the lodge being as discreet as it possibly can be and for it to look neat and in keeping with its surroundings. Hence why we also want it to be a new lodge, that we will maintain in excellent condition.

4 – Consideration was given to us making an application for three lodges as opposed to just one. This was considered because of an application on Brows Farm, a very similar application to ours, was recently approved, the difference being that theirs was for three units, not one. It was also considered that by applying for three units, this would be a way of overcoming any potential objection, that one lodge might not be deemed sufficient in regards as to the income that it might bring to the area. That said, we decided against applying for three units, because three units would certainly be more incongruous than one, and the applications at other local properties, namely The Shippon and Meadow Cottage, were recently approved as single units. To this end, we trust this application will not be adversely affected by being a single unit as opposed to three.

5 – I am approaching retirement age, certainly retirement from my current role and field. With this in mind, a holiday lodge would give me a modest income enabling me to fund my retirement a little easier and keep me gainfully employed albeit on a part time basis, along with my wife and one or two others for cleaning and gardening etc.

6 – My son is a keen conservationist who for three years worked, supporting adults with learning difficulties, on the Butterfly Conservation Project in Yelland. He managed the woodland boosting the flower population and increasing the food source that the butterflies rely on. He would like to emulate this sort of thing in and around the lodge, to encourage visitors to learn more about conservation. He still works part time for a charity called Piccadilly Gardens, where for the last 12 years he has been supervising and mentoring adults with learning difficulties. We feel that there would be opportunities for occasional respite for these people, to enjoy the lodge and its surroundings in the future.