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Marathon House
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BB7 9SE
15/04/2021

**PLANNING APPLICATION STATEMENT FOR A PROPOSED NEW HOLIDAY LET AT BRAMLEY CROFT, BARROW,
CLITHEROE, BB7 9SP.**

This statement supports the planning application to RVBC for the construction of a self-contained holiday let.



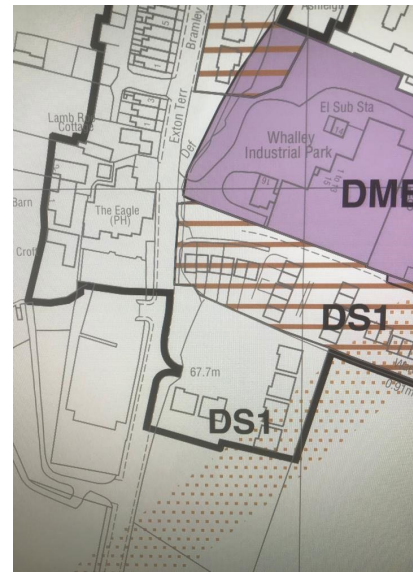
Location

The site is currently part of a large garden and within the curtilage of Bramley Croft which is within the Barrow settlement zone. Bramley croft is part of a small group of residential properties located to the west of Clitheroe Road in an area traditionally known as Lamb Roe.

Great care has been taken to respect the context of the immediate surroundings and environment. The proposal is located to the south of the host dwelling within the garden and between a woodland area and a small culvert.

Access to the site is via a shared driveway from Clitheroe Road.

Refer to drawings PHA/A100 and PHA/A200 for location plan and existing site plan.



Planning History

Pre - Application - RV/2015/ENQ/00078 - Proposed erection of one private new dwelling adjacent to Bramley Croft, Clitheroe Road, Barrow.

Planning Application - 3/2019/0641 - Detached garage within the residential curtilage of Bramley Croft - Approved with conditions.

Layout

The scheme has been designed to accommodate a self-contained holiday let.

On the ground floor the holiday let includes a kitchen/living/dining space, study/third bedroom, utility and downstairs toilet. The first floor includes a family bathroom and two bedrooms; one with en suite.

Massing

The building is 6 metres wide and 10 metres in length. The eaves height is 3.5 metres and the ridge height is 6 metres.

The volume of the proposed holiday let is 310m³.

Refer to drawings PHA/A300 for floor plans and elevations.

Materiality & Appearance

The proposal will include a variety of materials which will take into consideration the local vernacular and the surrounding buildings that exist within the area.



Random sandstone wall



Stone window surrounds



Stone quoins



Timber panelling



Natural slate



Darcey Charnley
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