

DESIGN AND JUSTIFICATION STATEMENT

PLANNING APPLICATION FOR THE
PROPOSED TENNIS COURT
WITHIN THE RESIDENTIAL CURTILAGE OF COPPY HOUSE,
MILL LANE, GISBURN, BB7 4UN

Date: May 2021
Job ref: 6378

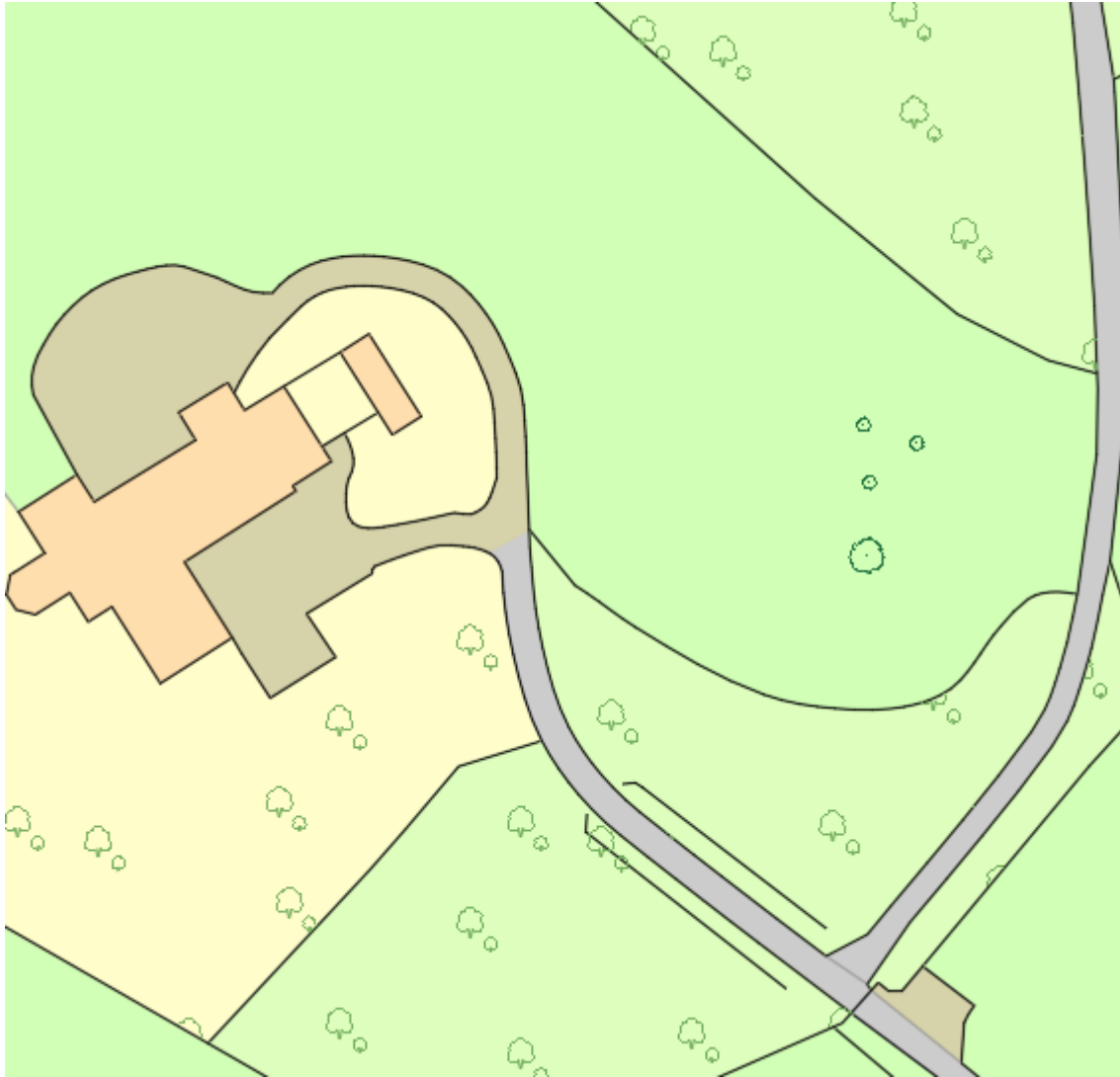
1.1 This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd, as part of a planning application for the erection of a proposed tennis court within the residential curtilage of Coppy House, Mill Lane, Gisburn.

1.2 It is to be read in conjunction with planning drawing Nos:

- 6378-01 Existing site plan
- 6378-02 Proposed site plan
- 6378-03 Proposed tennis court plan, elevations and visual
- 6378-04 Site location plan
- 6378-05 Block Plan

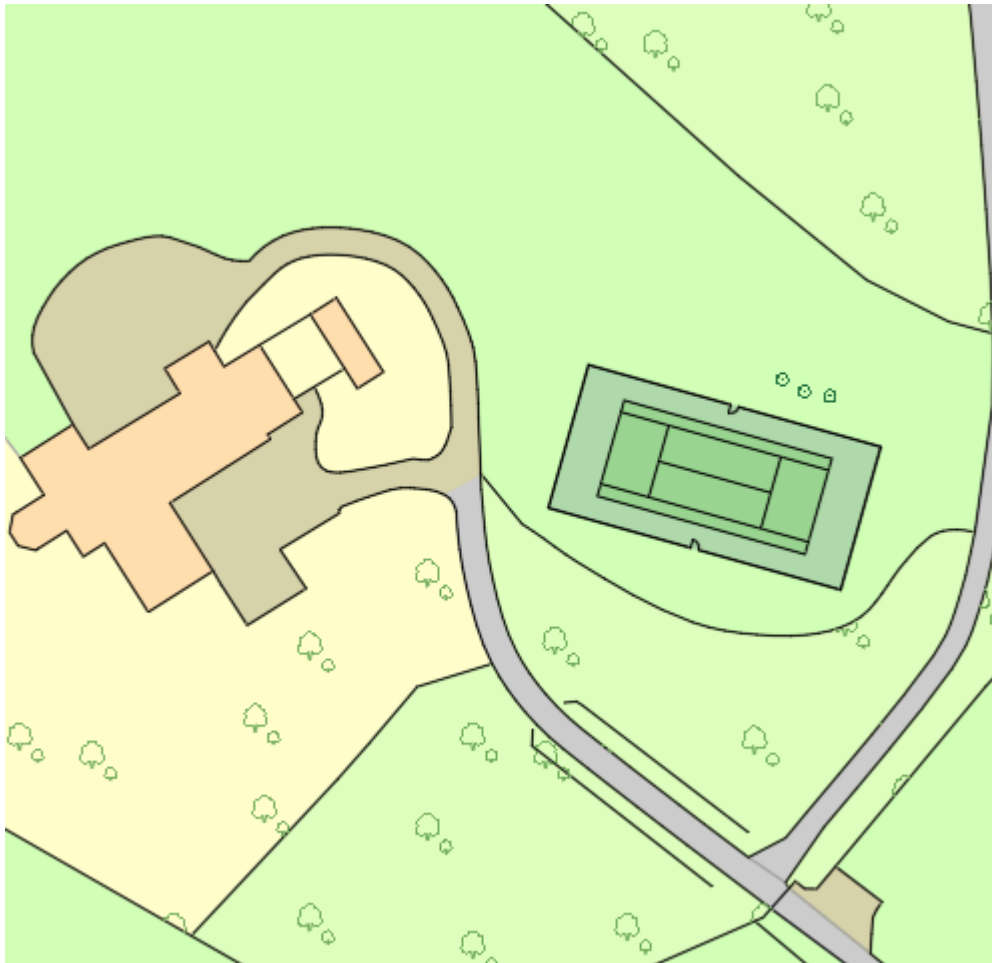
2.0 SITE

- 2.1** The site is located in Gisburn within the forest of Bowland area of outstanding natural beauty.
- 2.2** The site is accessed via a private access road off Mill Lane.
- 2.3** The site consists of large areas of open grass land, with woodlands situated around the perimeter to provide screening to the site.



3.0 PROPOSAL/DESIGN

- 3.1** The scheme facilitates the erection of a private tennis court within the residential curtilage of Coppy for recreational purposes for use by the occupants of Coppy House.
- 3.2** The positioning of the proposed tennis court has been carefully selected to ensure it is positioned in an area that is well screened from the surrounding area by the woodlands (trees) situated along the eastern boundary of the site.



- 3.3** The tennis court will be approximately 33.5m long x 16.5m wide.
- 3.4** The proposed tennis court will be constructed from a porous asphalt surface with a 2.75m high tubular top rail surround to the perimeter of the tennis court.

- 4.1** The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

Policy DMG1 – General Considerations

Design

1. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
2. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

Amenity

1. Not adversely affect the amenities of the surrounding area.

ENVIRONMENT

POLICY ENV1

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

- 5.1** The proposal has been designed in accordance with the local planning policies.
- 5.2** The proposal is classified as a small scale private recreational development which will have minimal visual impact to the landscape and surrounding area.
- 5.3** The proposed tennis court is proposed to be located within the residential curtilage of Coppy House which is well screened on all sides, the proposed tennis court will not be visible outside the residential curtilage of Coppy House and will not have a negative impact on the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty.
- 5.4** the proposals conserve the natural beauty of the landscape and ensure Important views over and across the area of outstanding natural beauty are not impacted.

- 6.1** In summary the proposal which forms the basis of this planning application has been designed to provide private recreation facilities for the occupants of Coppy House to enjoy. The proposals are sympathetic to the area in terms of its size and scale. The proposals will not have any significant adverse impact on the local landscape or surrounding area and will not impact any neighbouring properties.