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Lancashire
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DESIGN & ACCESS STATEMENT FOR THE PROPOSED DINING POD THE LORD NELSON PUBLIC HOUSE, YORK LANE, YORK VILLAGE



Introduction

This statement supports the formal planning application for a proposed timber framed dining pod located in the rear garden area to provide additional space for guests.

Site

The site is an existing public house located in the centre of York Village on Whalley Old Road. The building has a traditional two storey appearance to the road and is three storeys at the rear. The bar and restaurant are accessed directly off the road at ground floor level. The beer garden is located at the rear at lower ground floor level and the topography of the garden has a natural fall to the west. The area at the rear is a large open space with fenced and hedge borders. The existing building dominates the garden and there is an existing steel access stair which provides access to the existing patio area.

Proposal

The application shows a proposal to erect a timber framed structure to provide additional covered seating space for guests. The building will be clad in treated and stained timber boarding with a membrane roof. The doors are fully glazed and take the form of a 3 panel

powder coated aluminium specification. A small extension of the stone patio will provide safe access to the building.

The location will be 1.2m from the existing 2m high stepped close boarded fence on the southern boundary. There will be no impact on the neighbours amenity at No 9 as the building will have a maximum height of 2.6m and will essentially take the form of a domestic garden building.

The building will only be marginally higher than the existing close boarded fence and will have a floor level approximately 0.5m set down from the existing stone patio level.

Planning Note

The site is within a green belt zone and this is recognised by this application. On the basis of addressing planning policy with regards to developments in this designation :-

The National planning policy framework says

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
 - e) limited infilling in villages;*
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development;*
- or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

A planning application was refused in 2018 (ref – 3/2018/0595). The reason for the refusal was stated as follows :-

The proposed development, by virtue of the raised terrace's siting and elevated position, would fail to accord with Policy DMG1 of the Ribble Valley Core Strategy. The use of the balcony would result in unacceptable noise and disturbance, especially during evenings and weekends, which is likely to have a negative impact on the amenity of existing residents and would impact on the ability of neighbours to enjoy their gardens peacefully. Furthermore, it would facilitate overlooking of residential gardens resulting in an undue loss of privacy.

This application by virtue of it's position and being an enclosure which is set down at garden level addresses this reason and is entirely appropriate within the setting of the established use.



VIEW LOOKING DOWN THE SOUTHERN BOUNDARY



VIEW FROM THE STAIR ACCESS LOOKING AT THE AREA FOR THE BUILDING

