

PROPOSED SOUTH-WESTERN BOUNDARY REPLACEMENT at
Loud River Barn, Clough Lane, Thornley, Preston, PR3 2TP

SUPPORTING INFORMATION



ON BEHALF OF APPLICANT:

Mr Bernard Kelly

August 2021

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Document Verification

Issue: 1

Date:

19/08/21

Revision	Date	Description	Prepared	Checked
	12.07.21	lawful Development – Supporting Information	SS	AC
	19.08.21	Planning application – Supporting information	SS	AC

PROPOSED SOUTH-WESTERN BOUNDARY REPLACEMENT at

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Statement Prepared By :



1. Introduction & Overview

1.1 The site is located within the Forest of Bowland AONB approximately 3 miles to the north east of Longridge. Loud River Barn is accessed via Clough Lane which in turn connects to Hesketh Lane to the south.

1.2 Due to permitted development rights being removed from the property a planning application has been made to Ribble Valley Borough Council and this document should be alongside the submitted drawing package. The application relates to the proposed replacement of an unstable boundary fence on the south-western side of the site boundary.

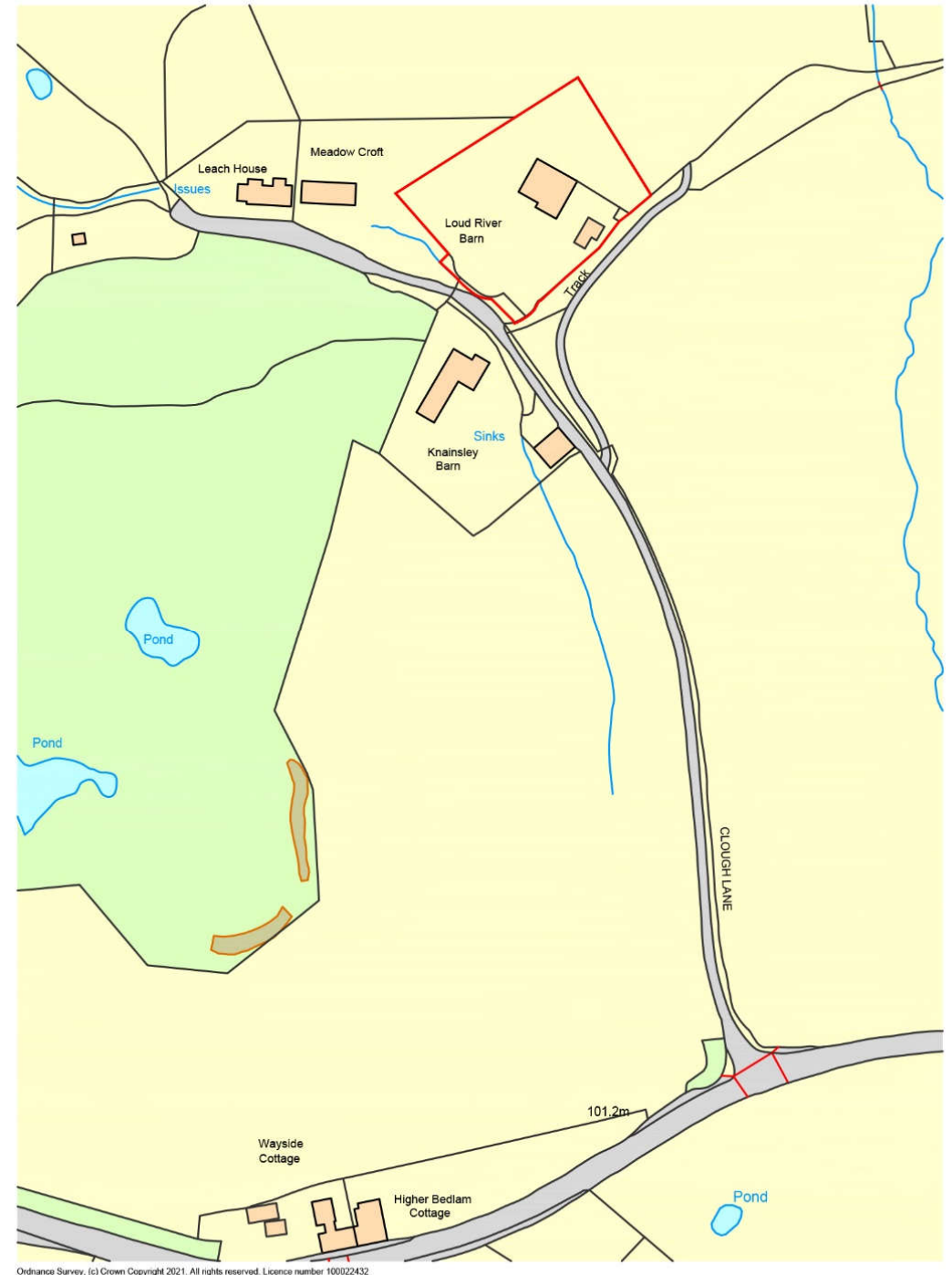


Fig 1 – Site Location

2. Site Analysis - Site Photographs



Fig 2 – Previous boundary fence configuration

3. Design Proposals & Lawful Development

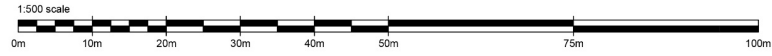
3.0 The area in question is located on the south-western boundary of the property alongside the main access route (Clough Lane). Having assessed the site the design team feel that planning permission would not normally be required for the proposed works given that:

- The proposed new stone wall is to be rebuilt at the same height as the previous timber fence structure and will not exceed this height. 1.5m for the main stone retaining wall and 0.5m for the smaller low level planter stone wall.
- The proposed new stone wall is to be rebuilt in the same location and no closer to the highway than the original means of enclosure

3.1 In addition to guidelines we feel it is also pertinent to add the following points:

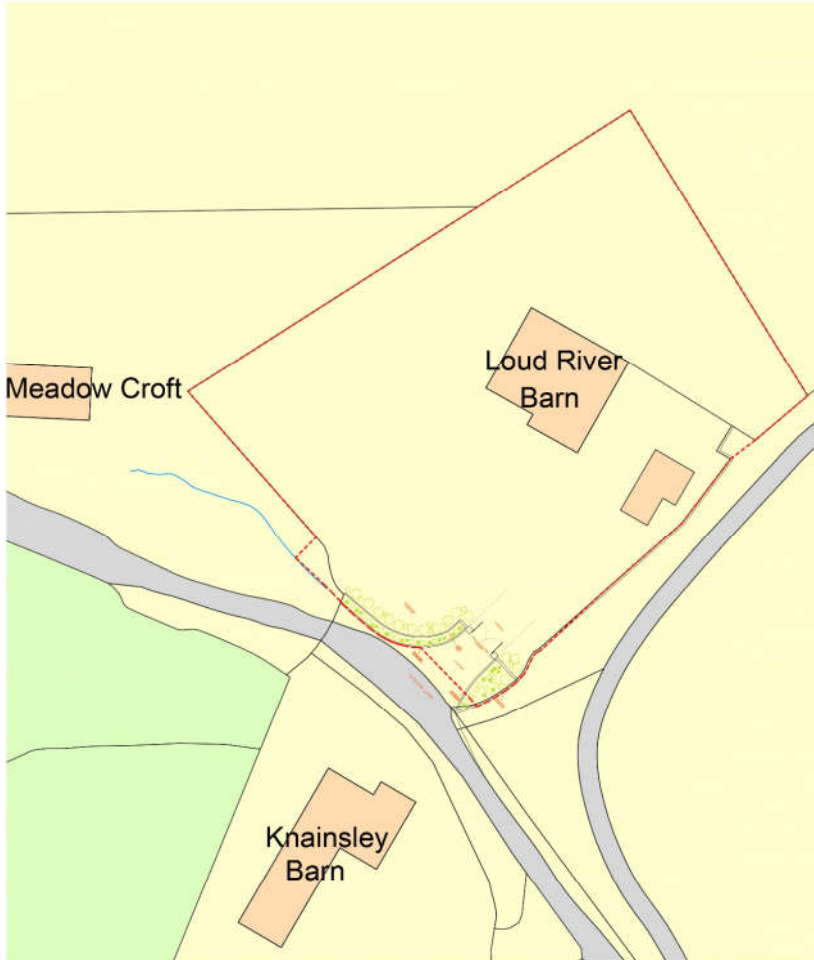
- The previous timber fence enclosure was buckling under the weight of the lawn and was not substantial enough to maintain this load without failure and the creation of a serious safety issue
- The proposed wall is to be built from reclaimed local stone which will provide a much more attractive and harmonious appearance given the rural location of the site within the AONB.
- The lower section of planting in front of the wall will further add to the overall symmetrical appearance of the approach to the property.

Fig 3 – Existing and Proposed Site Plans

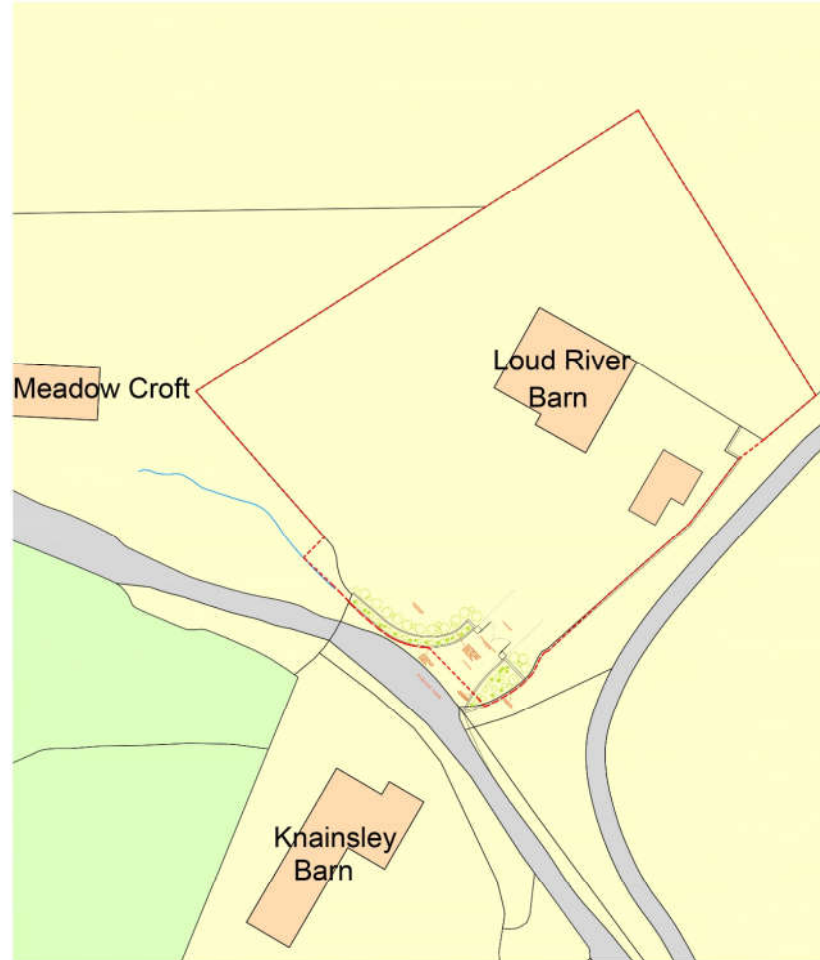


NOTES:

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Existing Site Block Plan
Scale 1:500



Proposed Site Block Plan
Scale 1:500

REVISION NOTES

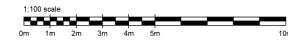


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Project No: RPS_21.32
Client: Mr Bernard Kelly

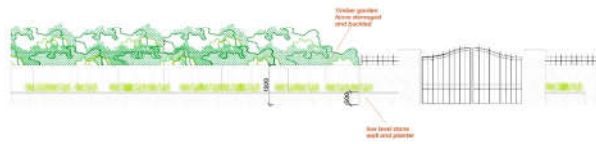
Site Address:
Loud River Barn, Clough Lane, Thornley, PR3 2TP
Drawing Title:
Existing and Proposed Site Block Plans
Date: July 2021 Scale: 1:500 @ A2
Drawn by: SS Checked by: AC

Drawing No:
LT01
Status:
PLANNING

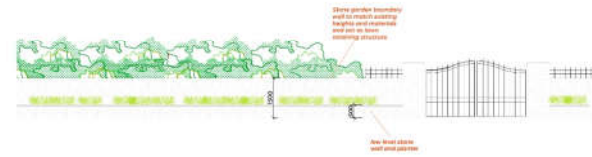
Fig 3 – Existing and Proposed Plans and Elevations



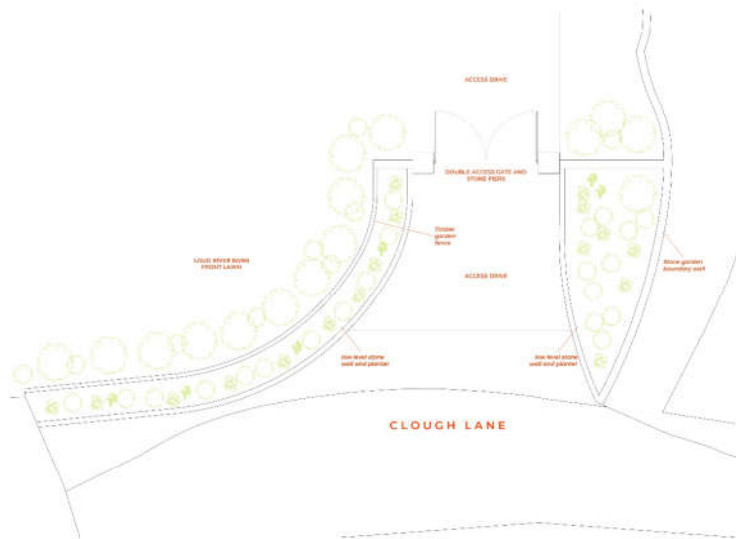
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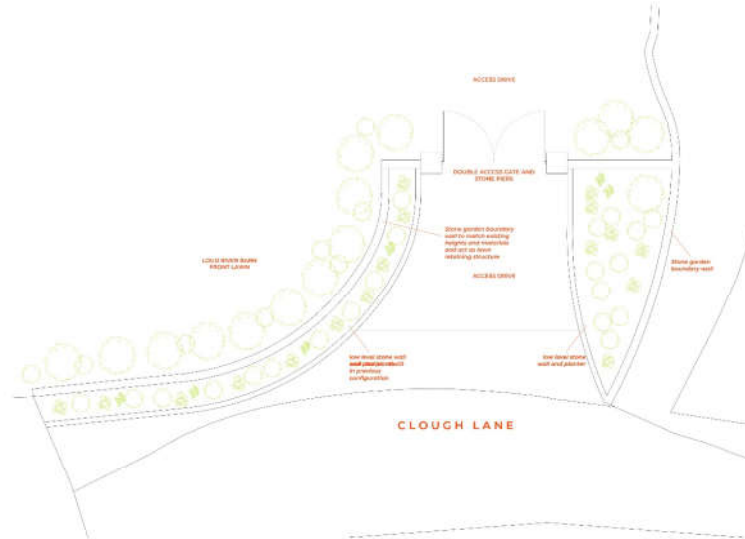
Existing Highway Elevation (south-western)
 Scale 1:100



Proposed Highway Elevation (south-western)
 Scale 1:100



Existing Site Plan
 Scale 1:100



Proposed Site Plan
 Scale 1:100

REVISION	NOTES
0845 5442005 rpsdesigngroup.co.uk Project No: RPS_2132 Client: Mr Bernard Kelly Site Address: Loud River Barn, Clough Lane, Thornley, PR3 2TP Drawing Title: Existing and Proposed Boundary Plans & Elevations Date: July 2021 Scale: 1:100 @ A1 Drawn by: Checked by: SS AC	
Drawing No: L102 Status: PLANNING	



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