

Planning Statement

RESUBMISSION OF APPLICATION 3/2021/0857

For

The erection of a random stone building

Within the land to the rear of

Pimlico Barn, Gisburn

On behalf of

Mr Rick Wilson

Introduction

This application is for the erection of a storage building within the rear curtilage of Pimlico Barn, Gisburn. This building is to replace a former Duckworth's coach depot that was demolished in the 2000s following a fire, causing the building to fall into a derelict state, causing serious safety breaches for those working in the local proximity.

The proposed building is surrounded by random stone dwellings to the north and east elevations. With a yard area separating the building and Pimlico Barn to the south. The west edge of the site and building is bordered with Mill Lane.

Revisions from previous application

Planning application 3/2021/0857 was refused on two points:

1. The proposed building is incongruous and conspicuous and harmful to the setting (and views into) of Gisburn Conservation Area and the setting of listed buildings because of its overtly modern and utilitarian form and its materials. This is contrary to Ribble Valley Core Strategy Key Statement EN5 and Policy DME4 and DMG1.
2. The proposed building has a harmful impact on the residential amenities of 1 Stable Close in respect to overshadowing, overbearing and overlooking impacts. This is contrary to Ribble Valley Core Strategy Policy DMG1.

In response to the above points, this application address' these matters, and the following revisions have been made;

The proposed materials have been revised to stone set elevations, to be in keeping with the surrounding buildings, most notably the dwellings to Stable Close. The size and scale of the building is not too large to be overbearing to those neighbouring properties.

This shall therefore be more sympathetic to the surroundings.

The revised proposal also allows for a greater distance between the proposed building and 1 Stable Close. This distance of 2.5m from the boundary fence shall eliminate any concerns of overshadowing, overbearing and overlooking to 1 Stable Close.

It should also be noted there shall only be window at ground floor within the proposed property, and so overlooking shall not be of any concern.

Design

The building has been designed to be building in random stone with a slate roof. The stone to be used is in-keeping with the buildings in the proximity. This is to ensure that the building does not look incongruous with the surrounding buildings and does not spoil the landscape. The building shall sit just back into the site, following the building line from the neighbouring dwelling, with the building allowing space between itself and the neighbouring dwelling. Images and plans are appended to this document to demonstrate the history of the site.

Access

The proposed building shall be accessed from the existing vehicular drop curb off Mill Lane. This shall allow for personnel and vehicles to access the building as required.

The space to the front of the building will allow machines to easily manoeuvre to gain access to the building via one of the aluminium roller shutter doors.

Proposed Use

The building shall be proposed as use class B2; Light Industrial. The building shall provide an aesthetically in-keeping, secure, weather tight building to be utilised within the above class use.

Siting

Below is a copy of the Deeds, indicating the site. The blue outline demonstrates the site that will house the proposed development. With the yellow hatched area indicating an area of right of access over the yard area. The red area demonstrates land owned by the applicant, occupied by Pimlico Barn.



(Not to Scale)

Conclusion

Should the application be successful the applicant will be able to replace the former building to the site. This will allow the currently redundant site to be utilised once again as light industrial.

Historic images of the site

Bus Depot: these images demonstrate a previous building on the site, being a bus depot.



Historic maps of the site

Source: 1960's Mario Maps (not to scale)

The red outline below demonstrates the site, indicating a building to the location of the proposed building.

