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Householder Planning Application

DESIGN STATEMENT

Client:

Mr Stephen Jackson

Project Title:

Proposed Detached Garage & Workshop, Planetree Cottage, Chipping Road, Chaigley, Lancs., BB7 3LT

OS Grid Reference:

SD 67758 41968

INTRODUCTION

This Design Statement is to be read in conjunction with the following drawings:

- 1319 – 01 Proposed Floor Plans
- 1319 – 02 Proposed Elevations
- 1319 – 101 Existing Site Plan & Elevation to Chipping Road
- 1319 – 102 Proposed Site Plan & Elevation to Chipping Road

Planetree Cottage is located on the northern side of Chipping Road, Chaigley, directly abutting the public highway on the southern boundary. The property is part of a small cluster of residential properties to the north and west, and bounded to the north and east by open agricultural land. The site is within the confines of the Forest of Bowland Area of Outstanding Natural Beauty.

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following policies are applicable to the site:

- DMG1 General Considerations
- DMG2 Strategic Considerations
- DME2 Landscape and Townscape Protection
- EN2 Landscape
- DMH5 Residential and Curtilage Extensions

EXISTING SITE

The site is accessed by a gateway on the southern boundary. The property is a semi-detached cottage, with a garden area to the east of the house. At the far, eastern end of the site is a level parking area for 2no vehicles. There is a timber shed located in the south-east corner of the site. The boundary to the south side of the parking area has a small banking approximately 700mm height. The site is in a class 1 flooding zone.

PROPOSED WORKS

The proposed works are removal of the existing timber shed and construction of a new detached garage and workshop. The garage will provide secure parking for 2no vehicles. The overall size of the proposed building is 9.80 x 6.50m on plan externally. The building is to have a first floor level studio. The eaves height to the rear (east) is 3.520m, and the overhanging eaves to the front (west) is 2.885m. The ridge height is 5.450m. The height of the building has been designed as a 1½ storey to minimise the impact on the streetscape. The building is to be constructed of reclaimed natural stone in random courses, with a natural blue slate roof at 30° pitch, to match the existing dwelling. The doors and windows are to be designed to match the colours and compliment the existing dwelling.

An electrical vehicle charging point is to be provided on the centre of the rear wall in the garage.

A 300 x 300 x 80mm Schwegler Bat Access panel complete with back box is to be built into the south facing gable wall. A 245 x 430 x 200mm Schwegler Sparrow Terrace box is to be built into the north facing gable.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the surrounding landscape in accordance with policies DME2 and EN2.

The building has been designed to reflect the policies of DMG1 and DMG2 with a high standard of design and is sympathetic to surrounding, existing land uses in terms of scale, intensity and nature.

Signed:

