

Planning Statement

For

The erection of a random stone, tile roof residential dwelling

Within the land to the rear of

Pimlico Barn, Gisburn

On behalf of

Anne Walsh

Introduction

This application is for the erection of a single residential dwelling 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 is bordered with Mill Lane. The property shall be a single, detached dwelling, designed to mirror that of the neighbouring semi-detached properties of Stable Close.

Design

The building has been designed to be built in random stone with a grey tiled roof, similar to that of the neighbouring dwellings of Stable Close, with stone mullions to the window and door openings. The stone to be used is in-keeping with the buildings in the proximity. This use of stone and tile roofing shall 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. Images and plans are appended to this document to demonstrate the history of the site.

Access & Parking

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 dwelling shall allow for parking, along with access to the side of the site as per the yellow hatching on the deeds below. The plot provided shall be akin to those surrounding the dwelling, with regards to access and parking.

Proposed Use

The building shall be proposed as a residential dwelling.

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

The proposal has been carefully considered in context, location, proximity, design and scale and we consider the proposals to be in line with the RVBC guidance and policy in achieving efficient land use with the re-use of this previously developed site. Along with the designs being sympathetic to the close by conservation area of Gisburn.

There shall be no adverse effects upon any historic buildings and structures of importance and demonstrated on the Conservation Area map.

It is not considered to be unduly prominent, given the proposal is of a similar scale and positioning of the neighbouring dwellings of Stable Close.

The Council is urged to reconsider the regeneration of this small, infill site to support this development and provide additional, residential accommodation within this well sought after village.

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.

