

## **PD Construction Consultants**

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### **Householder Planning Application Resubmission**

#### **DESIGN STATEMENT – REVISION A**

**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 – 01A	Proposed Floor Plans
1319 – 02A	Proposed Elevations
1319 – 101A	Existing Site Plan & Elevation to Chipping Road
1319 – 102	Proposed Site Plan & Elevation to Chipping Road
1319 – 1001A	Block location Plan

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

## PLANNING HISTORY

The original planning application for the proposed development, 3/2021/1289, was refused on 10<sup>th</sup> February 2022.

## DESIGN CONSIDERATIONS

The primary design consideration is the site location within the Area of Outstanding Natural Beauty and the choice of building materials reflects this. The design and scale of the proposed development are proportional to the site constraints.

Reference has also been made to similar new garage buildings that have recently been granted planning approval, listed below.

3/2017/0816	Morton House Barn	conditional approval
3/2018/0675	Sagar Wood	conditional approval
3/2018/0832	Sagar Fold House	conditional approval
3/2018/1169	Sagar Fold House	NMA conditional approval
3/2019/0224	New House Farm	conditional approval
3/2019/0384	Sagar Wood	conditional approval
3/2019/1133	Sagar Wood	NMA conditional approval
3/2020/0570	Morton House Barn	NMA conditional approval

It was noted that these approved buildings are considerably larger than the proposed development at Planetree Cottage. The NMA approvals, amending the original planning approvals also appear to allow significant changes to the fenestration and external appearance of the buildings.

## 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, 1½ storey height, 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 are 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:



APPENDIX 1 – supplementary photographic information supplied by applicant.

Sagar Fold House, Clitheroe Lane, Withgill, BB7 3LW

Planning application 3/2018/1169

Both Images below are to show the view from passing vehicles of a recent 2 storey garage constructed within the AONB,

The applicant's plan is similar to the Sagar fold house garage although a smaller version, plus not as noticeable from the highway.



New House Farm, Chipping Road, Chaigley. Planning Application 3/2019/0224

Within a mile radius of the applicants proposed garage, this 2 storey garages is under construction plus is of greater stature.



Morton house farm, Birdy Brow, BB7 9QY

Planning Application 3/2020/0570 3/2020/0879

This larger 2 storey garage with dormer window is under construction within 1 mile of the applicants proposed garage.

Photograph taken from the public footpath that borders the house.



4 additional 2 storey garages within the AONB, all of larger construction and within a mile radius of the applicants proposed garage.

Bull hill farm, chipping road, Chaigley. BB7 3LT

This garage is situated adjacent to chipping road and is less than 200 meters from the applicants proposed garage.





Craven Heifer, Chipping Road, Chaigley, BB7 3LX Planning Application 3/2016/0071

Photographs as seen from the roadside, chipping road, Chaigley.



Woodend cottage. Birdy brow. BB7 3LR. Planning Application 3/2012/0573

Photographs taken as seen from the Road at Birdy Brow and Chipping Road.



Sagar wood, Birdy Brow, Chaigley BB7 3LR Planning Application 3/2018/0675 3/2019/0384

Photographs as seen from the road on Birdy Brow showing the extremely large bulky 2 storey garage.



Plane Tree Cottage view from passing vehicles.

Plane tree cottage is situated on Chipping Road which is a 60mph road. Both images demonstrate that the proposed garage would be barely visible to passing vehicles.

Image below, for vehicles travelling east towards Clitheroe the garage would be hidden by the neighbouring Farm.



The Image below, for vehicles travelling west towards Longridge the proposed garage would be mainly hidden by the hedge and trees.





Image of the applicant's property 'Plane Tree cottage' with 'High Trees' the property at the rear.

Both properties are typical of properties constructed within AONB in the Forest of Bowland. Sandstone walls, blue slate roof plus cream windows.

The applicants proposed garage would be constructed of the same materials, the aim being to construct a garage that is in harmony with the surrounding properties, also to give the appearance that the garage was built at the same time as the main house approximately 200 years ago.

