
**Elliotts House Farm,
Chipping Road,
Thornley
PR3 2TS**

**Proposed Two-
Storey Side
Extension**

**Supporting Planning
Statement (including
Design and Access
Statement).**

March 2022

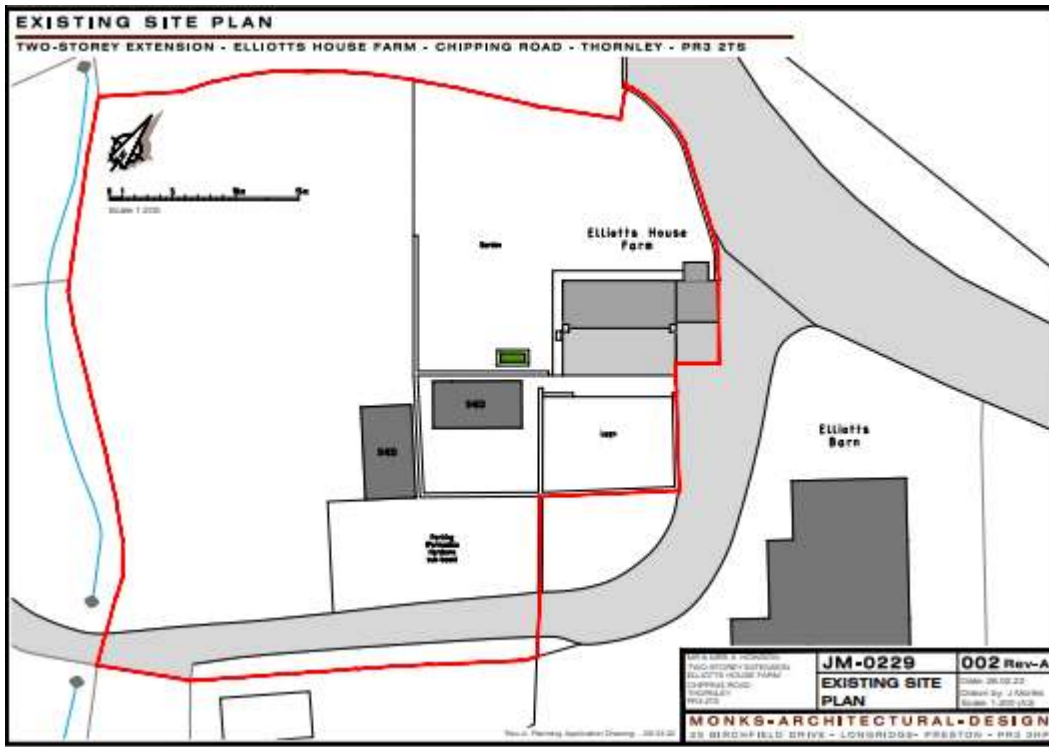
1.0 INTRODUCTION

- 1.1 Elliotts House Farm is a modest 2 storey farm cottage with 3 bedrooms and an attached single storey garage on the north eastern side of the property.
- 1.2 The applicants wish to construct a 2 storey side extension on the largely blank south western elevation of the property to turn it into an attractive family home with 3 generously sized bedrooms and additional ground floor living, kitchen and dining space, a snug, and study.
- 1.3 In addition the existing garage would be incorporated into the ground floor accommodation to provide a downstairs WC and utility room.

2.0 SITE AND SURROUNDINGS

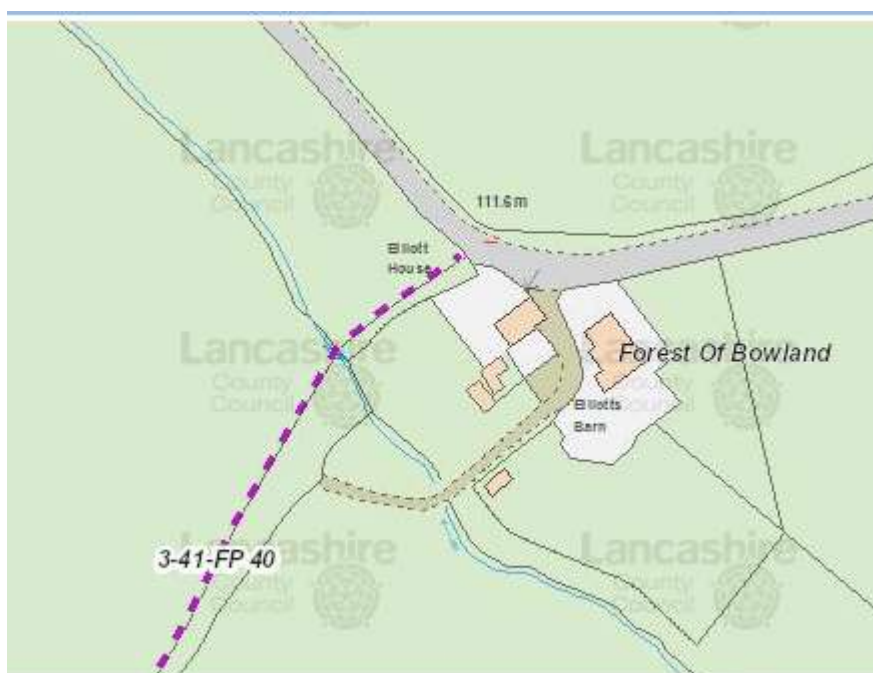
- 2.1 The property is accessed from a private drive on a bend in the road some 4.5 miles north west of Longridge within the Forest of Bowland AONB. It lies within a large plot and forms part of a wider collection of farm buildings within a wooded setting. Elliotts Barn a substantial former barn now converted to residential lies opposite.







- 2.2 The property has an attractive walled lawn to the front of the house and off road areas available for parking between it and the access drive and in front of the garage.
- 2.3 There is a public footpath running to the northwest but this affords limited views of the application property because of the intervening wooded areas.



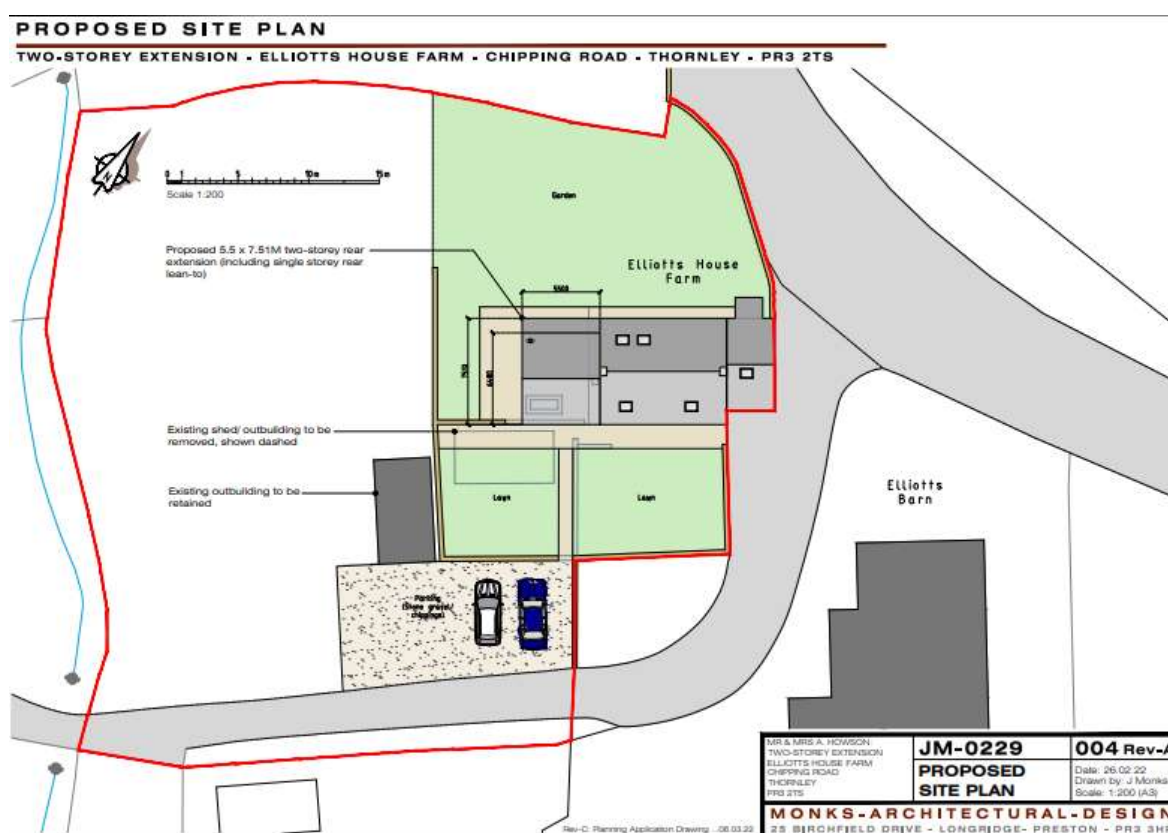
3.0 PLANNING HISTORY

3.1 The only identified planning records relate to Elliotts Barn opposite - a former agricultural barn that was granted planning permission for conversion to a residential property in 1990.

3.2 Approval was granted for a cattery to the rear in 2008 with an amendment to the proposed materials approved in 2009. However no evidence has been found that this is still in operation.

4.0 PROPOSALS

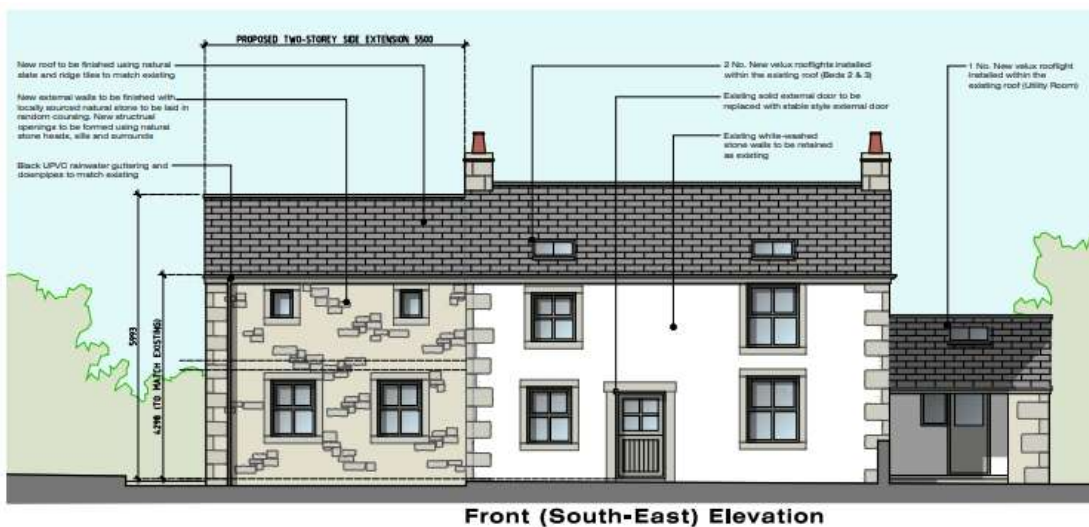
4.1 A 2 storey side extension is proposed to the existing farm house. In addition an existing outbuilding will be demolished.



4.2 The upper floor of the extension would be set back some 1 metre on the rear north-west elevation which is visible from the public highway ensuring that it appears subservient to the original farmhouse. The new external walls are proposed to be locally sourced laid in random coursing with quoins/ cornerstones to match the existing (original) farmhouse. The choice of astone finish rather than the whitewashed stone of the main building will reinforce the primacy of the original farmhouse.



- 4.3 New window openings will be framed by natural stone heads, sills and surrounds to match the existing building. Windows are proposed in painted timber with top-hung opening casements to match the style, colour and materials of the existing windows.
- 4.4 4 small velux windows will be introduced into the roof of the existing farmhouse to supplement natural light to the first floor landing and bedroom accommodation. Natural slate and ridge tiles are proposed for the roof with new external fascias and bargeboards in treated hardwood and black rainwater guttering and downpipes - all to match existing.





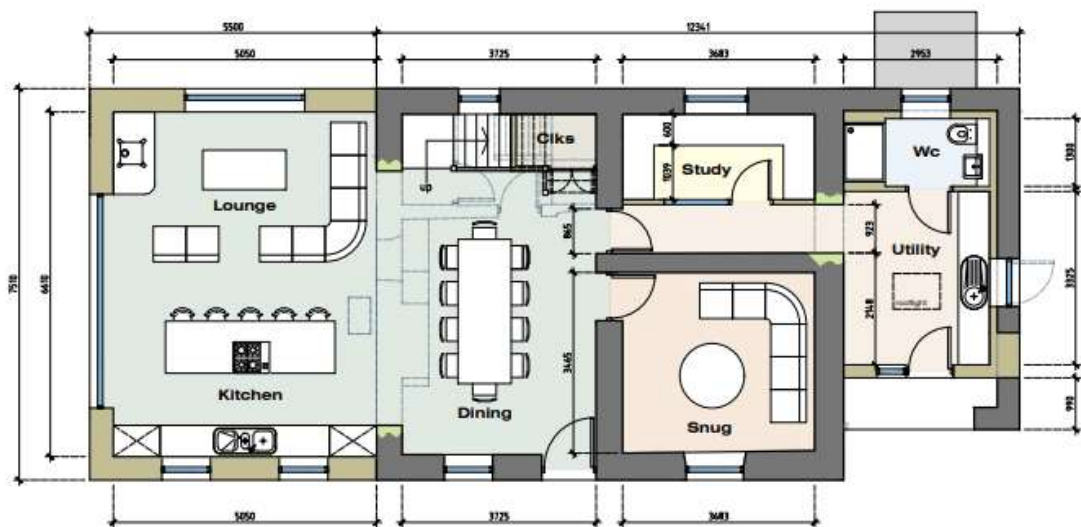
Rear (North-West) Elevation



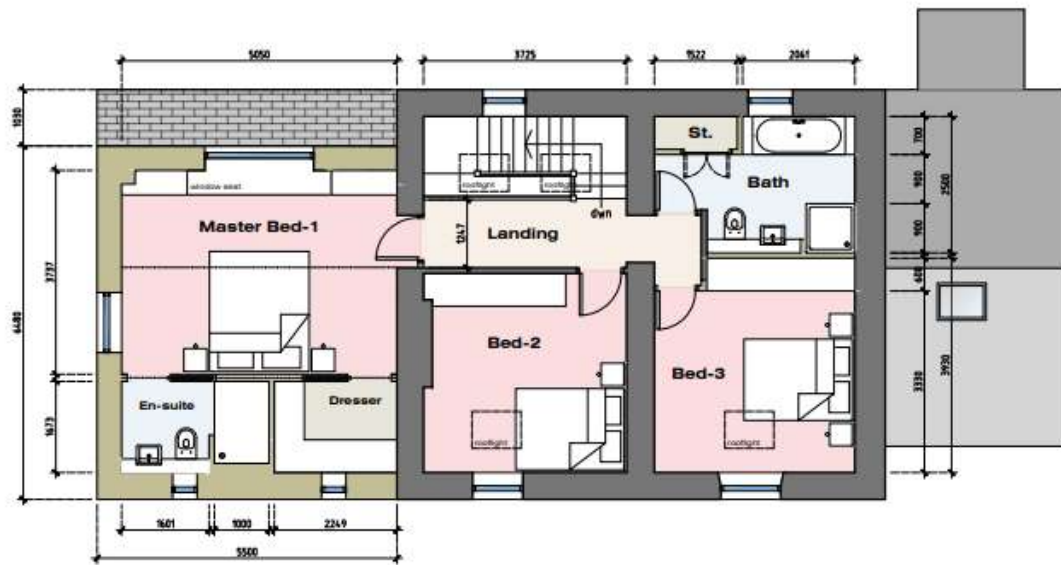
Side (North-East) Elevation



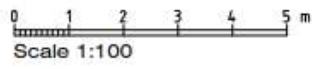
Side (South-West) Elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN



5.0 COMPLIANCE WITH DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS

5.1 The Development Plan for the site comprises the Ribble Valley Core Strategy with the following policies of particular relevance

DMG1 General Considerations - including design, access, amenity, environment and infrastructure.

DMH5 Residential and Curtilage Extensions – requiring accordance with Policy DMG1 and other plan policies.

DME2 Landscape and Townscape Protection

EN2 Landscape - with reference to the Forest of Bowland AONB and in particular requiring that development be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials

5.2 Design and Landscape (DMG1,EN2 and DME2) –in providing a spacious high quality family home, great care has been taken to select a design form and materials that relate well to, and make the addition subsidiary to, the original farmhouse. Setting the extension back from the rear main public elevation of the farmhouse and using a contrasting finish will ensure that the addition relates well to the original building but that the form of the latter remains visually dominant and coherent.

5.3 The visual prominence of the extension is also reduced by the setting of the proposal with trees to the west and the very substantial edifice of Elliotts Barn to the East.

5.4 Overall the proposals are considered to represent the high standard of building design required by Policy DMG1, a design that that is both sympathetic to surrounding land uses and that will sit unobtrusively within and be in character with the landscape and pose no detriment to the Forest of Bowland AONB (ENV2 Landscape).

5.5 Access (DMG1) – there is ample parking proposed for the extended property without the garage accommodation that was in any case difficult to access and not used for this purpose. .

5.6 Amenity (DMG1) - the proposals will not adversely affect the amenities of neighbours or the wider local area.

5.7 Environment (DMG1) - the site of neither the proposed extension nor the outbuilding that will be demolished are of significance in terms of nature conservation and habitat. There are no heritage assets within the immediate locality and the wider proposals will tidy up and improve the appearance of the application site.

5.8 Infrastructure (DMG1) – The proposal will give rise to no adverse impacts in terms of the adequacy of local infrastructure.

6.0 **SUMMARY AND CONCLUSIONS**

- 6.1 The application proposals will provide an attractive well designed family home that sits well within its local and wider setting within the AONB and will pose no detriment in terms of visual and other amenity, landscape character or the natural environment.
- 6.2 In these and all other respects the proposals comply with the provisions of the development plan and as such, and in the absence of other material planning considerations indicating otherwise, should be granted planning permission.

