


PD Construction Consultants

7 Beech Street, Clitheroe, Lancs., BB7 2LL
Paul Derbyshire Dip.Surv.



Householder Planning Application Resubmission

DESIGN STATEMENT – REVISION B

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 – 01B	Proposed Floor Plans
1319 – 02B	Proposed Elevations
1319 – 101	Existing Site Plan & Elevation to Chipping Road
1319 – 102A	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 10th February 2022. A revised design and planning application, 3/2022/0195, was resubmitted and subsequently refused on 14th April 2022.

DESIGN CONSIDERATIONS

Initial consideration is given to the recommendation on the planning officer delegated report for planning application 3/2022/0195. The scale and size of the newly revised design seeks to address the concerns raised.

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 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 shed and construction of a new detached, single 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 eaves height to the rear (east) is 3.105m, and the overhanging eaves to the front (west) is 2.555m. The ridge height is 5.040m. The height of the building has been re-designed as a single 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.

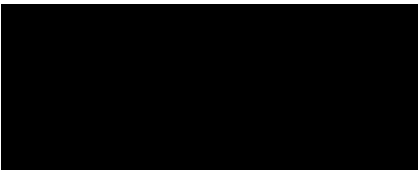
A 300 x 300 x 80mm Schwegler Bat Access panel complete with back box is to be built into the south facing gable wall. A 245 x 430 x 200mm Schwegler Sparrow Terrace box is to be built into the north facing gable.

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:

A large black rectangular box redacting the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv.*

Dated: 8th August 2022

APPENDIX 1 – supplementary photographic information supplied by applicant.