

Mr & Mrs Stansfield

**Proposed Garden Re-levelling
3 Higher Hodder Cottages
Statement**

A3919

November 2022

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1.0 INTRODUCTION

- 1.1 The application site is in a rural location.
- 1.2 Higher Hodder Cottages are a small terrace of 3 rural properties located at the junction of Bailey Bank / Chipping Road and Birdy Brow.
- 1.3 No 3 is the most northern of the terrace.
- 1.4 The property faces onto the junction, set back approx. 6m from the road with parking immediately to the frontage. There is no footpath.
- 1.5 The property has a detached garage sited to the north.
- 1.6 The natural topography within the area is a gently sloping valley down to the nearby River Hodder.
- 1.7 The development is set in open countryside and within the Forest of Bowland AONB.

2.0 RESPONSE TO CONTEXT

- 2.1 The rear garden is steeply sloping from the rear of the property north up to adjoining fields.
- 2.2 The domestic curtilage comprises a large garden to the north west. The grounds are surrounded by mature trees and hedgerows screening the grounds from three sides. All boundaries are to remain unaltered.
- 2.3 The approach has a tarmac driveway between the property and it's associated garage.
- 2.4 The rear garden sloped on average 1:4, split roughly 1/3rd – 2/3rd with a low stone wall approx. 0.9m high. This is evident on the google earth street view from around early 2022.
- 2.5 The applicant has installed a series of 'gorilla' blocks approx. 3 -4m away from the northern boundary. This is to form a new retaining wall and two level terraces have been created to allow more usable garden areas.

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Google street view with glimpse of stone retaining wall within rear garden.



'Gorilla' blocks in place indicating more level terraced lawns.

To be read in conjunction with PSA drawing ref A3919/PL01.