



The Coach House, Hodder Street, Longridge

## **Application For Enclosed Car Port** Supporting / Heritage Statement



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## **Planning Statement**

### **Proposed Enclosed Car Port, The Coach House, Hodder Street, Longridge.**

#### **Introduction**

This Planning Statement seeks to demonstrate that the proposal is appropriate within the conservation area and not contrary to any relevant Development Plan Policies.

The statement will analyse the site, detail the proposal and assess this against the impact upon the conservation area.

#### **Site and Property Description**

The site is located on the north side of Berry Lane, at the higher end (south east) towards Market Place.

The property is located at the end of Hodder Street adjoining the courtyard development known as Church Gardens. It sits on the fringe of the shopping area comprising the main high street in the town centre. The property is a detached former coach house, two story front and rear, fronting onto Hodder Street with level access directly to the pavement. The garden area is at different terraced levels with feature patio areas and retaining walls.

The property is within the boundary of Longridge Conservation Area, however it is not listed as a building of townscape merit.

The existing building is 2-storey in height with a 2-storey outrigger extension to the rear. Both have slate roof tiles, stone walls and timber windows with stone head and cill details.

#### **Planning History**

In 2008 an application was granted for two storey rear extension and associated site works ref – 3/2008/0562

#### **Proposed Development**

The applicant wishes to create a secure place to park his car and store outside tools, garden equipment etc. It would be advantageous to have a full garage, however there is not enough width to provide one on the side of the property and widening the drive is not an option, therefore a compromise has to be reached.

The enclosed car port will be set back as far as practicable so as not to encroach on the street scene and also allow room for a car door to open when parked beyond the rear wall of the property.

The existing shed will be removed and some storage area will be provided within the new enclosure.

The new timber coloured sectional garage door will be set back 5.3m from the front elevation / existing gates. There will be timber cladding above, all to match the existing windows. The roof will be set at 3.2m high adjacent to the neighbouring property, sloping towards the Coach House and draining into the existing rainwater system.

The eaves height will be approx. 2.6m

The roof will be clad in grey profiled metal sheet (due to the shallow pitch) and the side and rear walls will be clad in stone coloured profiled metal sheet, all supported off a lightweight steel frame.

### **Summary/Conclusion**

The proposal is for a new enclosed car port.

It will be set back from the affected elevation approx. 5.3m from the road.

The proposal will have no detrimental impacts on the building, local area and surroundings, local residents, infrastructure, etc.

It is therefore considered an appropriate addition to the property.