

**Application For at Conversion of a Hatch to a doorway**

Supporting / Heritage Statement

Planning Statement

Proposed new doorway, 1 Talbot St, Chipping.

**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 east side of St Bartholomew's Church, on the approach into Chipping from Longridge. The site is bounded to the west by St Bartholomew's churchyard, and to the east, The Talbot Hotel, 3 Talbot St.

The property is within the boundary of Chipping Conservation Area and is noted as a building of townscape merit.

The existing building is a small, stone built outbuilding. Other than its location in proximity to listed buildings it has little or no historical or architectural merit

The previous hatch was nothing more than a piece of plywood. The applicant needs to be able

There is no access to the property 1 Talbot St from the rear.

It is recognised that changes to the conservation area should be kept to the minimum, whilst at the same time [REDACTED] is a necessary and protected requirement. The aim must be to be to achieve the correct balance between these two competing factors

The material used in the development are consistent with the building and the area, namely the use of local grit stone recovered from the existing shed, a wooden door, and the use of lime mortar pointing.

The most significant concern is access to the highway and is discussed below in detail.

The property entrance and egress is direct onto the highway with not footpath. Namely Talbot St a continuance of Garstang road. The property is located on a left hand bend and down a hill.

The existing entrance to the property has limited vision.

To move the entrance to the right (eastward) would reduce visibility to the direction of traffic on entering and leaving the property exacerbate the hazards to/from traffic. It would further

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increase difference in height between the highway and the entrance to the dwelling. It would be a more significant impact on an important view, [REDACTED] would be visible from the highway. By examination of the plates attached the difference in visibility to a highway user at the very edge of the highway improves from less than 15 m to in excess of 50m.

To move the entrance to the left (westward) as has been carried out makes entering and leaving the property safer. As the visibility is substantially increased as discussed in detail below. It is also minimal impact on an important view. The outbuilding will hide the [REDACTED] from the highway, which also protects the [REDACTED]

On leaving the property the user crosses a stone gully then a double yellow line. A photograph of the exit has been included as plate 1.

Two sets of photographs have been taken from the following locations

- A) Immediately outside the gate in the gully
- B) Immediately outside the gate standing on the double yellow line
- C) Outside the new access door in the gully
- D) Outside the new access door standing on the double yellow line

These photographs are of traffic cones placed on the double yellow line. The aim was to determine the worst case scenario of a road user (possibly a cyclist) traveling down between the two sets of yellow lines. With the direction of the bend this is more of a limited view than a road user traveling down the road on the normal part of the carriageway.

Plate 1 View of the road outside the gate of 1 Talbot St

Plate 2 View of the road outside the new access

Plate 3 View of two traffic cones viewed from point D

Plate 4 View of two traffic cones viewed from point B

Plate 5 View of traffic cones in position of plate 3 and 4

Plate 6 View of traffic cones from point A

Plate 7 View of traffic cones from point C

Plate 8 View from Google earth showing measurement from the new access to the traffic cone nearest the property



Plate 9 View from Google earth showing measurement to traffic cone furthest from the property

By considering the evidence in the plates a person entering the new access rather than the existing gate can be seen by a road user at least 30m earlier.

As the new access door will not be increasing footfall to the property it is a safer access than the existing access. Thus it follows the application can not reasonably be denied on the basis of a hazard to the highway.

**Summary/Conclusion** The proposal is for the enlargement of an existing opening. The change is in the order of 1 sqm of stonework. The proposal will have no detrimental impacts on the building, local area and surroundings, local residents, infrastructure, etc.

It has been shown that access to 1 Talbot St is safer through this door than the existing gate.

It is the most sensitive manner to the important views of the village and allows

It is therefore considered an appropriate addition to the property.