



PLANNING AND DESIGN STATEMENT

**FOR THE PROPOSED ERECTION OF SINGLE STOREY DOUBLE GARAGE, UTILITY
AND WC BUILDING WITH GLAZED LINK. FENESTRATION CHANGES TO THE
EXISTING REAR EXTENSION. ALTERATIONS TO THE EXISTING ACCESS WITH
NEW DOUBLE ENTRANCE GATES AND STONE POSTS**

AT THE LAITHE, STOCKS LANE, MIDDOP, GISBURN BB7 4JR

FOR MR GREGG BOLTON

Recent Planning History

Planning approval to convert The Laithe (formerly referred to as Stocks Barn) into a single dwelling was granted in 2000 under Application No. 3/00/0139/P and this work was implemented. At that time the approved septic tank, access improvements and associated external works were undertaken. This consent also included for erecting a new garage/ stable building, but this was never built by the previous owner.

The New Brief

The Applicant and new owner of The Laithe, Mr Gregg Bolton, has recently purchased this property and now lives there with his mother. The aim is to secure planning consent to be able to erect a double garage with utility space and a separate accessible WC with shower area. A glazed link would provide additional sitting space off the main family kitchen/ dining area at the rear of the dwelling, and it would physically link the dwelling with the proposed garage and utility space which is an important consideration.

Mr Bolton is arranging for a new kitchen to be fitted inside the rear catslide extension that was built on to the back of the barn during the original conversion scheme and under the above-mentioned approval. The brief includes for forming a larger new glazed opening to the

rear elevation to replace an existing window and door, to suit the requirement of the new kitchen and dining area layout.

The scheme also includes for proposed alterations to the existing vehicular access off Stocks Lane which would allow for new automated gates which would improve security and appearance of the entrance.

Context

The Laithe is situated to the northern side off Stocks Lane off the A682 and is located to the north-eastern side of Stocks House and is surrounded by agricultural land.

Design Intent

The approach has been to ensure that the proposed garage / utility building is sympathetic to the original barn conversion by:

- The garage and utility building would be located on the gravel driveway within the residential curtilage and set well back from the principal façade of the dwelling.
- The aim has been to keep the scale and massing of the new building as a subservient addition relative to the host barn conversion
- The front elevation of the new garage reflects the principal façade of the barn facing towards Stocks Lane
- The double garage has two single vehicular doors to reflect the agricultural scale and proportions of the host barn, rather than a single wider landscape door opening
- The utility/ wc part of the design has been distinguished from the main garage by setting this in on plan and stepping the roofline down, to create a graduation of diminishing scale towards the barn
- Use of reclaimed stone would be used to build external walls and natural slate for the roof to match the main dwelling
- The garage / utility building would be clearly separated from the main dwelling by 1.7M with a glazed link set back to connect the two buildings and leave the south west gable or the barn visible and untouched
- The glazed link would touch the original barn 'lightly' at the rear and preserve the existing stonework and openings that would still be visible through the glass.

The proposed changes to the fenestration involve alterations to the back wall of the catslide lean-to extension that was built when the barn was converted, and does not affect the original fabric of the barn. The creation of a large glazed opening would replace an existing door and stone mullioned window, with a new stone head over. The new opening would not detract from the character and appearance of the back of the barn and would simplify the elevation with a more agricultural proportioned opening, with the glazing set well back creating deep reveals.

The proposed alterations to the existing vehicular access include for building two stone gate posts using reclaimed stone with simple caps. The existing dry stone flank walls would be retained, and the top stone would be re-set to suit the line of the new posts and incorporate a new metal post box. The new automated gates would be made from wood appearance metal and would complement the barn conversion and its setting.