

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
2 September 2024

DESIGN STATEMENT TO SUPPORT THE HOUSEHOLDER APPLICATION

PROPOSED DETACHED GARAGE AND GYM (RESUBMISSION) AT BRIGADOON, SACCARY LANE, MELLOR



View of the property from the macadam access track (annex location concealed by the dwelling)

INTRODUCTION

This statement has been prepared to support the householder planning application following the withdrawal of the original application (ref 3/2024/0114) for the new double garage and gym/leisure room. The application has been prepared also following the withdrawal of the Lawful Development Certificate application for the extent of the residential curtilage (ref 3/2024/0417). Correspondence between the case officer and the applicant/agent have ensured that this application is submitted in line with the agreements.

The proposal now demonstrates a revised/reduced design for the building located within the officially recognized residential curtilage following previous communications with the case officer.

The application is supported by the plan provided by the authority via email on 8th August 2024 which was extracted from a previous planning application (ref 3/2004/0054). The location plan and proposed site plan have interpolated this boundary in order to ensure the proposed structure is within the red edge.

LOCATION AND SITE

The house is a traditional former barn conversion which was approved in 2004 and the conversion completed in 2010 . It is located along a macadam track heading south west off Saccary Lane which serves three other dwellings. The house sits within a large residential plot (to be regularized) with a gravel forecourt and landscaped garden area. The nearest property is located to the western side (Birley Fold Farm) which has been the subject of its own residential alterations over recent years.

The property sits in a designated area of open countryside in the RVBC districtwide local plan document.

The site was a former working farm prior to 2004 and included large cattle sheds and associated structures which have all been demolished (post 2009) as a direct result of its conversion into residential use.

THE PROPOSED DEVELOPMENT (BUILDING DESIGN)

The garage/gym building design has been reduced in order to reduce it's overall footprint to dimensions which align with advice from the case officer. A pre-application enquiry had previously clarified what would be acceptable. The roof windows have been removed and the external glazed areas reduced.

The materiality remains as stone and render with a slate roof finish.

ACCESS

Access to the property will be retained direct from the macadam track and the existing gravel area as shown in front of the double garage for vehicular access



Views looking at the house frontage and gable towards the site area



