

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
30 April 2025

**STATEMENT TO SUPPORT THE PLANNING APPLICATION  
CHANGE OF USE OF LAND FOR RESIDENTIAL ACCESS INCLUDING BOUNDARY  
TREATMENTS, PARKING AT THE REAR OF THE DWELLING AND BINS STORAGE  
AT  
EVESONS BARN  
SIMONSTONE LANE  
SIMONSTONE**



**View looking at the entrance on Simonstone Lane**

## **Location**

The site is located on Simonstone Lane in Simonstone and is a former barn which is currently undergoing redevelopment as a private dwelling. It was a former redundant, stone-built barn which is situated immediately adjacent to the grade 2 listed farmhouse and more widely located within an established group of residential buildings of varying sizes in the green belt designation and on the periphery of the settlement boundary of Simonstone.

## **Planning History**

### **3/2024/0478**

#### ***Discharge of Conditions***

*Approval of details reserved by conditions 7 (Schedule of Works), 8 (door and windows specification), 9 (external materials), 11 (lighting details), 17 (solar panel details) of planning permission 3/2023/0521.*

### **3/2023/0935**

#### ***Discharge of Conditions***

*Approval of details reserved by condition 3 (Written Scheme of Investigation), condition 10 (Drainage Scheme) and condition 13 (Landscaping Scheme) of planning permission 3/2023/0521.*

### **3/2023/0521**

#### ***Applications for full consent***

*Proposed conversion of disused agricultural barn to one dwelling, including demolition of attached outbuilding, creation of garden area and parking.*

## **Proposal**

This application demonstrates a redeveloped entrance to the site located on Simonstone lane at the position of a former field gate entrance (see the photo) and a farm track which will now serve as the main entrance to the dwelling. The application also demonstrates the parking area at the rear and the bins store to serve the dwelling. Boundary walls and fencing are also included.

The new access is required in order to significantly improve the access to the dwelling from the perspective of safety benefits because the existing access which also serves other properties immediately adjacent to the north elevation of the dwelling is highly restrictive with regard to it's width/sight lines and visibility splays.

The applicant has engaged the services of a highways consultant who has carried out a detailed survey of both the existing entrance and the proposed entrance off Simonstone Lane. The conclusion of the study is represented in the accompanying drawings/details submitted with this application which serve to support the proposal. This information has been produced in order to assist LCC Highways to carry out a thorough review/assessment of the proposal during their consultation exercise.

The new entrance is located in a position which will regularise the temporary access point for the construction in betterment of the existing with good sight lines onto Simonstone Lane in both directions.

The new access incorporates a new entrance gate which is set back from the edge of the highway to allow a vehicle to pull off the road before continuing on the track towards the dwelling.

The stone wall to the south is reduced in height to 0.9m in accordance with the advice from the consultant and the hedgerow to the north along the highway will be trimmed accordingly. Only a small length of hedge row has been removed. The heights are reduced to assist with the visibility splays which are in accordance with the consultant's recommendations.

The access track follows the route of the former field track from the historic position of the entrance gate on Simonstone Lane as shown on the application site plan and is 4m wide. The ground has been prepared to allow for a macadam surface finish of suitable for the traction of vehicular movement. The levels respect the topography of the land as the track approaches the entrance. The surface finish will ensure to ensure there is no debris run off onto the road.

The new track extends the domestic curtilage of the approved arrangement, however the land either side and within the blue edge as shown on the location plan will remain in agricultural use (grazing). The proposal as shown on the site plan is to create a wild flower meadow to the parcel of land between the track and Simonstone Lane to the west.

The entrance area up to the position of the new automatic gate will have a timber post and rail fencing. At 0.9m high to respect the visibility splays.

The application drawings and documents also show the parking area at the rear of the dwelling and the bins store. Refer also to the Ecological statements and the Bio diversity net gain calculation sheets.



**View looking at the former entrance on Simonstone Lane**

