

Planning Statement.

Cherry Yate, Stoneygate Lane, Ribchester

Cherry Yate is a traditional detached farm house located on Stoneygate Lane.

On this section of Stoneygate Lane, the road runs north / south and Cherry yate is on the eastern side of the road.

The western gable of the property is separated from the highway by a narrow stretch of footway running the length of the western face of Cherry Yate.

The garden is laid to the south and bounded from the highway by a stone wall some 2.1m high, running approx. 4.5m south before reducing to a height of 1.25m for a further 3m before stopping. After this there is a hedge approx. 2.1m tall and 1.5m wide. The hedge has grown over most of the verge aside the carriageway.

At the southern end of the garden boundary is a vehicular access with a metal gate. The gate is set approx. 2.5m back from the carriageway.

The occupants wish to provide a parking area behind this vehicular access and wanted to improve the visibility and safety when egressing the property.

The occupants liaised with David Hewitt (Ribble valley Countryside Tree Officer), before removing the hedgerow. They were advised that there was no planning contravention as the hedge marked the boundary of a private garden.

As a formal boundary is still desired between the highway and the private garden, a 1.25m high stone wall has been installed. The existing stone wall adjoining the rear elevation of Cherry Yate was found to be unstable once the hedge was removed and was therefore rebuilt, like for like, in the same position and at the same height. The wall has been extended to run the length of the boundary to a stone gate pier at either side of the existing access.

The new stone gate piers are set back approx. 5.5m from the carriageway to enable vehicles to be clear of the highway when stationary upon leaving or entering the property. The gate piers are 1.9m tall and the stone walls splay out in a curve from the piers to a height of 1.25m at the roadside. The wall has been set back behind the line of the old hedge and brought into the garden by an additional 5.5m and there is a great improvement in visibility.

The stone wall is very much in keeping with the area and many properties along Stoneygate Lane (and indeed in the locality) have similar stone wall boundaries alongside classified roads.