

Coulthurst Farm, Talbot Bridge Road, Bashall Eaves Clitheroe BB7 3DB. Proposed double garage, removal of garage doors and building up openings in stone, insertion of windows, sliding doors, roof lights and replacement windows and doors.



Planning, Design and Access Statement JDTPL0570



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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A PROPOSED DOUBLE GARAGE, REMOVAL OF GARAGE DOORS AND BUILDING UP OF OPENINGS IN STONE, INSERTION OF WINDOWS, SLIDING DOORS, ROOFLIGHTS AND REPLACEMENT WINDOWS AND DOORS.

1 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for the provision of a detached double garage and the alteration of the existing garage into a kitchen/dining room with a boot room and utility.
- 1.2 It provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

25-044 PL01B Location Plan
25-044 PL02A Existing Plans
25-044 PL03 Proposed Plans
25-044 PL04 Existing Elevations 1
25-044 PL05 Existing Elevations 2
25-044 PL06B Proposed Site Plans
25-044 PL07A Proposed Floor Plans
25-044 PL08A Proposed Elevations 1
25-044 PL09B Proposed Elevations 2
25-044 PL010B Proposed Elevations 3
Bat survey

2.0 APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is located within the open countryside and the National Landscape (formerly known as Area of Outstanding Natural Beauty), outside a settlement boundary as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The Landscape Character type is Undulating Lowland Farmland. There are no public footpaths across the site. This site is in flood zone 1 an area least likely to flood.
- 2.2 Coulthurst Farm is situated to the east of Talbot Bridge Road and stands within a large plot. The north-west elevation faces the road and there is a large area of hard surfacing for parking cars. Surrounding this is a low stone retaining wall, behind which is a garden planted with

ornamental shrubs and plants and a large tree close to the road. The garden extends up to the road where there is a hedge on the boundary. Opposite the west gable is an area of hard surface where bins are stored. On the south-eastern side of the dwelling the curtilage comprises a garden with a lawn and flowers, an area of hard surfacing and a detached outbuilding. To the north east is a small field which belongs to the applicant.

- 2.3 The house is a traditional stone building with a blue slate roof. At the north-eastern end is a large attached single storey garage. The garage has a pair of doors on the northwest elevation which is faced in stone and has a blue slate roof. The north east gable is constructed in stone, and the south east elevation is finished in render. The south east elevation of the garage projects slightly in front of, and wraps onto the main south east elevation of the house. It faces the detached outbuilding. The internal floor of the garage is higher than the main house.



1. South east elevation of the attached garage.

3.0 PLANNING HISTORY

- 3.1 The planning history shows that the site was previously a farmhouse with and attached barn and shippin. The attached agricultural buildings were converted to additional living accommodation in the 1990's. The planning history is below. The appeal related to a planning condition (number 2). Condition 3 of the permission 3/1992/0515 removed permitted development rights for future extensions and alterations.

Application	Address	Development	Decision
B.O 306	Coulthurst, Bashall Eaves Nr Clitheroe	Extension of house to provide bathroom and additional bedroom and drainage	Approved 28/05/1954
3/1992/0515	Coulthurst Farm, off Rabbit Lane, Bashall Eaves	Extension of house into barn	Approved 13/10/1992 Appeal allowed 21 April 1993

4.0 SCHEME PROPOSALS

- 4.1 The proposal is to convert the existing garage which was formerly a shippon into a kitchen/dining room with a boot room and utility. This will include the removal of the garage doors and the building up of the opening with stone, the provision of two windows in the north west elevation. The window surround in the gable is retained with the opening blocked in stone to match the existing. A single large opening is proposed in the south east elevation with the render replaced with new sand and cement render. Two roof lights are proposed in the south east facing roof slope.
- 4.2 A detached garage is proposed within the garden and parking area on the north west side of the house. The garage has a footprint of 6.6m by 7.095m and is 2.3m to the eaves and 4.4m to the ridge. It has sufficient space to park two cars and store cycles. The south west and south east elevations will be constructed in stone, and the north east and north west elevations will be finished in sand and cement render. The roof will be covered in natural slate. New paving and planting are proposed around the house.
- 4.3 It is proposed to replace the existing upvc windows and doors with heritage style hardwood or aluminium windows and doors.

5.0 RELEVANT PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (December 2024).

5.2 The specific policies in the Core strategy relevant to the application are:

- Key statement EN2: Landscape. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2: Strategic Considerations. Development should be in accordance with the development strategy and support the spatial vision.
- Policy DMH5: Residential and Curtilage Extensions. Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located.
- Policy DME2: Landscape and Townscape protection. Seeks to protect important landscapes or landscape features.
- Policy DME3: Site and Species Protection and Conservation. Seeks to protect wildlife species protected by law and their habitats.

5.3 Section 15 Conserving and enhancing the natural environment paragraph 189 states *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues”*.

6.0 EVALUATION

6.1 This section of the statement will justify the acceptability of the proposed development and demonstrate its accordance with the development plan and national planning policy.

Principle of development

6.2 The dwelling at Coulthurst Farm until the 1990's comprised a small farmhouse attached to which was a two-storey barn and a single storey shippon. These agricultural buildings were converted into additional living accommodation in the 1990s. The building has retained its agricultural character. The principle of residential use at Coulthurst Farm has already been established. The main issue to be considered is the impact of the proposed

alterations and the construction of the detached garage on the character of the existing building and on the landscape.

Visual Impact

- 6.3 The site is within the National Landscape (AONB). The Lancashire Landscape Assessment describes the area as 5b Lower Hodder and Loud Valley *“This area forms part of the Undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.”*
- 6.3 The site is surrounded by grazing land and scattered farmsteads and former farmsteads. The road boundaries are lined with thick hedgerows with occasional trees and there is an abundance of hedges with trees along field boundaries. The site benefits from good existing natural screening and it is set down from the road. Coulthurst Farm is not visually prominent in the landscape.
- 6.4 The removal of the garage doors on the northwest elevation and replacement with natural stone and two windows will improve the appearance of the elevation which faces Talbot Bridge Road. Large openings in agricultural buildings are usually at ground level, simple and functional in size. The creation of a single large opening on the south east elevation reflects the agricultural character of the building. The insertion of two roof lights in the roof plane of this single storey element of the building will not be prominent in the landscape. There is only one other rooflight on this elevation which is above the former wagon entrance. It is proposed to replace the existing window frames and doors within the house with either hardwood or aluminium which would be more appropriate materials than the existing upvc frames and doors.
- 6.5 The location of the proposed garage takes advantage of the existing topography of the site and the existing substantial screening from Talbot Bridge Road provided by the garden, trees and hedge. The rear elevation of the garage is set below ground level and the land slopes away from the road. The garage is positioned between the house and

the road so that the garage will not appear prominent in the landscape. The eaves level of the proposed garage is slightly lower than the eaves level of the existing porch on the house. The proposed ridge height of the garage is lower than the single storey shippon. The proposed garage is positioned close to the existing building and will appear subservient to it. It is simple in form and will appear as a traditional outbuilding when viewed from outside of the site. The use of traditional vernacular construction materials is appropriate. The proposed paving around the building which will replace the existing gravel and concrete surface in these areas, together with the lifting of the existing concrete to create soft landscaping will improve the setting of the building and its appearance.

- 6.6 The measures together will improve the character and appearance of this traditional building and will enhance the visual qualities of the National Landscape. This accords with the requirements of Key Statement EN2 Landscape and Policy DME2: Landscape and Townscape protection as well as paragraph 189 of the NPPF.

Residential amenity

- 6.7 The nearest residential properties Moor End farm and Moor End Cottage are approximately 170m to the north east of the site. The proposed development is well away from neighbouring properties and as such will have no negative impact on their amenities. This accords with Policy DMG1: General Considerations.

Highways and parking

- 6.8 The development will not lead to any significant increase in traffic to the site. There is ample space within the curtilage for the parking of cars. The proposed garage will replace the existing garage and provide storage for cycles. The development accords with the Councils parking standards which requires two off street parking spaces for a three bedroomed dwelling.

Ecology

- 6.9 As the proposed development includes the insertion of rooflights we have carried out a bat survey. The bat survey concludes that the building is not being used by bats or nesting birds and has negligible potential for roosting bats. The ecologist has suggested the provision of a bat box to provide roosting potential for the local bat population. This accords with Policy DME3: Site and Species Protection and Conservation.

7.0 SUMMARY AND CONCLUSION

- 7.1 As we have described, the proposed provision of a detached double garage and the alteration of the existing garage into a kitchen/dining room with a boot room and utility are appropriate in design, location and form and accord with policy DMG1. The proposed construction of the garage close to the existing building and taking advantage of existing natural screening is an appropriate location and the scale of the building is appropriate for use in connection with the existing dwelling. The alterations to the building and proposed landscaping will enhance the visual appearance of the building. The visual impact of the development on the National Landscape is acceptable. This is compliant with Key Statement EN2 and policies DMG1 and DME2.
- 7.2 The development will have no significant impact upon the residential amenities of neighbouring properties and as such accords with policy DMG1. The development will not harm any existing landscape features. This accords with Policies DMG1 and DME2.
- 7.3 No environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied, and the application supported.