



JUDITH DOUGLAS TOWN PLANNING LIMITED

## 1 Cockleach Cottages, Chipping Road, Longridge. PR3 2NB



Proposed construction of a garage with carport and associated hardstanding and drive.

Planning Statement JDTPPL 535 rev A

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Judith Douglas BSc (Hons), Dip TP, MRTPI



**Chartered Town Planner**  
Royal Town Planning Institute

8 Southfield Drive, West Bradford, Clitheroe,  
Lancashire, BB7 4TU  
Telephone: 01200 425051  
Mobile: 07729 302644  
Email: [enquiries@jdouglastownplanning.co.uk](mailto:enquiries@jdouglastownplanning.co.uk)  
Website: [www.jdouglastownplanning.co.uk](http://www.jdouglastownplanning.co.uk)

## **STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR THE CONSTRUCTION OF A GARAGE WITH CARPORT AND ASSOCIATED HARDSTANDING AND DRIVE.**

### **1 INTRODUCTION**

- 1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant for a garage and carport in the rear garden of 1 Cockleach Cottages.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2024).
- 1.4 The Statement should be read in conjunction with the accompanying plans and supporting information.

### **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 1 Cockleach Cottages is the southwestern half of a pair of semi-detached two storey houses with the northeastern half being 2 Cockleach Cottages. A date stone on the front elevation gives the date of construction as 1898. Cockleach Cottages are constructed out of random coursed stone with large regular dressed stone quoins, dressed stone jambs heads and cills. The roof is natural blue slate with deep overhanging eaves. The gutters are held on stone brackets.
- 2.2 Within the rear garden is a prefabricated detached garage with a drive leading up to it. The garage is constructed out of pebbledash panels and a corrugated cement sheet roof. See image 1. The existing access off Chipping Road has an area of stone setts and a cattle grid which leads onto a driveway. See image 2.
- 2.3 The adjoining house 2 Cockleach Cottages has a stone fronted detached double garage and a large portal frame outbuilding in the rear garden. See image 3. The houses have generous long gardens to the rear.



1 Existing garage



2 Setts and cattle grid at the site access onto Chipping Road



- 2.4 The area around the site is characterised by fields bordered by hedges and trees and scattered two storey houses and farms close to the road. On the opposite side of Chipping Road is Higher Cockleach a substantial two storey stone dwelling with detached garages and a large outbuilding.
- 2.5 The site is outside the Area of Outstanding Natural Beauty (National Landscape). There are no public footpaths on or close to the site. The nearest public footpath is along Lords Lane an unadopted road to the northeast. The site is in flood zone 1 on the GOV.UK Flood Map for Planning an area least likely to flood and not affected by surface water flooding.

### 3.0 SITE HISTORY

3.1 The following applications are taken from the Council's website.

Application	Address	Development	Decision
3/2025/0382	1 Cockleach Cottages Chipping Road Longridge PR3 2NB	Approval of details reserved by condition 4 (construction method statement) of planning permission 3/2025/0069.	Approved with conditions Date : 19/06/2025
3/2025/0069	1 Cockleach Cottages Chipping Road Longridge PR3 2NB	Proposed construction of single-storey extension to side and rear and replacement sewage treatment package.	Approved with conditions Date : 15/04/2025
3/2024/0815	1 Cockleach Cottages Chipping Road Longridge PR3 2NB	Proposed demolition of detached garage and construction of two-storey and single-storey extensions to side and rear, incorporating front dormer, including new, integral double garage and replacement sewage treatment plant.	Refused Date : 13/11/2024

3.2 The Officers report to 3/2024/0815 also records 6/10/1767 – Timber garage – Granted in 1969 subject to condition which restricts the use of the garage

### 4.0 THE PROPOSED DEVELOPMENT

4.1 The proposed development is for the erection of a detached garage and car port to the rear of the house and the extension and surfacing of the existing drive, in pea gravel. This will involve the demolition of the existing prefabricated garage. The new garage and carport will be set further back into the garden than the existing garage but not as far back as the outbuilding at the neighbours' property. The footprint of the garage is 4m by 10m and the area covered by the car port is 4m by 10m. The garage is of sufficient size to accommodate a car and to store cycles. The carport roof is supported on columns and designed to create a double pitched roof. The building is 2.25m to the eaves and 6.55m to the ridge. The building will be constructed with stone walling, stone quoins, a natural slate roof finished with timber barge boards and overhanging eaves to match the dwelling.

### 5.0 DEVELOPMENT PLAN 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 (2014) and the National Planning Policy Framework (2024).

- 5.2 The following policies of the Ribble Valley Core Strategy (the Core Strategy) are relevant to the determination of this application:

Key Statement DS1: Development Strategy  
Key Statement DS2: Presumption in favour of Sustainable Development  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport and mobility  
Policy DME1: Protecting trees and woodlands  
Policy DME3: Site and Species Protection and Conservation  
Policy DMH5: Residential and Curtilage Extensions.

- 5.3 The National Planning Policy Framework (2024) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

- 5.4 In determining planning applications, paragraph 39 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

## 6 PLANNING POLICY AND EVALUATION

- 6.1 The main matters for consideration in this application are -

Principle of development  
Residential amenity  
Visual amenity  
Parking and highways  
Protected Species

### Principle of Development

- 6.2 The application proposal does not conflict with the spatial vision of the Core Strategy contained in Key Statements DS1, DS2 and Policy DMG2. The main policies relevant to this application are DMG1: General Considerations and DMH5: Residential and curtilage extensions. Policy DMH5 requires that proposals to extend or alter existing residential properties must accord with

policy DMG1 and any relevant designations within which the site is located. Policy DMG1 requires all development amongst other matters to display a high standard of design, be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. The development must consider the density, layout and relationship between buildings, visual appearance and relationship to the surroundings, including impact upon landscape as well as the effects of development on existing amenities.

#### Residential Amenity

- 6.3 The nearest part of the car port is 11m from the joint boundary with the neighbouring property and 12.5m from the closest part of the recently constructed extension at 2 Cockleach Cottages. This is further away from the neighbouring property than the existing garage which is 7.5m from the joint boundary and the neighbours' extension. The garage will not result in an overbearing effect or undue loss of outlook from the neighbours' property. The proposal is compliant with policy DMG1 in respect of residential amenity.

#### Visual amenity

- 6.4 The proposed garage is sited at the rear of the property and will be seen in the landscape in the context of the single storey extensions at the rear of Cockleach Cottages and the existing outbuilding at 2 Cockleach Cottages together with the mature conifer trees at the south east end of the garden. There will be a visual improvement in replacing the existing garage with its pebble dashed finish, bright white fascia and door, with a new garage and carport built in natural stone and slate, with doors and facias painted black to match the house.
- 6.5 One of the main features of Cockleach Cottages are the prominent gables with overhanging eaves see image on page one and image 4. The proposed garage and carport with a pitched roof and timber detailing on the gables compliments the architectural quality of the houses. The proposed construction materials match the original dwelling and the recently constructed extensions. The garage and car port are of a superior architectural quality to the existing garage which is to be replaced.
- 6.6 The side and rear of 1 Cockleach Cottage are well screened from public view along Chipping Road by the roadside hedge. See image 5. The development will have a positive impact upon the visual quality of the host dwelling and the surrounding landscape and accords with Policy DMG1: General Considerations and DMH5: Residential and curtilage extensions.



4 View of 1 Cockleach Cottage from an elevated position on Chipping Road. Note the top of the hedge is at head height.



5 High roadside hedge along Chipping Road

- 6.7 The proposed garage and carport are a sufficient distance away from the trees within the garden for there to be no impact upon them. This conforms to policy DME3: Protecting Trees and Woodlands.

#### Parking and highways

- 6.7 1 Cockleach Cottages is a three bedroomed property. The Lancashire County Council parking standards requires 2 car parking spaces for a 2-or 3-bedroom dwelling and 3 parking spaces for a dwelling with four or more bedrooms. The proposal provides a single garage and a car port to accommodate two vehicles and retains sufficient space for turning vehicles within the site. The existing garage is retained and can be used for the storage of cycles. The proposal complies with the Lancashire County Council car parking standards and Policies DMG1 and DMG3 in relation to parking provision.
- 6.8 The surface of the drive is currently crushed stone. The intention is that this will be topped with pea gravel. The pea gravel is prevented from being dragged onto the highway by the existing cattle grid and setts at the entrance to the property which provides a 5m buffer between the proposed loose surface material and the highway.

#### Other matters

- 6.9 A bat survey of the garage was carried out in August 2024. The report observed that the building was well sealed with not access points for roosting bats. The report stated "*The garage lacks suitable conditions and features associated with roosting bats. No evidence of bats was found during the external or internal survey, and it is considered the garage offers no roosting suitability for bats and is not considered further in this report.*" The proposal complies with the requirements of policy DME3: Site and Species Protection and Conservation.

## **7 CONCLUSION**

- 7.1 This Planning Statement has been prepared on behalf of the applicant for the erection of a detached garage and car port to the rear of the house and the extension and surfacing of the existing drive, in pea gravel. It has demonstrated that the proposal is compliant with the adopted Ribble Valley Core Strategy in relation to residential amenity, and visual amenity. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.