

PLANNING STATEMENT

SITE: LOUDSIDE COTTAGE, BACK LANE, CHIPPING, PRESTON PR3 2QA.

PROPOSAL: GARAGE STABLE AND TACK ROOM

SITE DESCRIPTION

Loudside Cottage is located approximately 1.5 km south of the village of Chipping. It comprises a semi-detached dwelling created from a former barn. Attached to Loudside Cottage is Loudside which is the original farmhouse which has been extended into the main part of the former barn. The front of the farmhouse faces south next to which is an original detached outbuilding. The wagon entrance to the former barn faces east onto an area of hardstanding which is used for parking and access. Loudside Cottage has detached timber sheds within the garden which is on the northern side of this group. Adjacent to the garden is a one acre field which is also in the applicants' ownership.

Access to Loudside Cottage is along the existing single track lane off Back Lane (Longridge Road). Loudside and Loudside Cottage are at the southern end of the lane. The lane is also a public footpath number 33a. At the end of the lane the footpath becomes number 30 and heads off across the fields to the west on the north side of the site.

The farmhouse, barn conversion, other buildings and gardens are surrounded by open grazing land. This area is designated as an Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local Plan (aRVDWLP).

PROPOSED DEVELOPMENT

The application proposes a double garage with a study in the roof space linked to a stable and tack room. The area of hardstanding for vehicles and garden in front of the dwelling is to be redefined to reduce the amount of hard surfacing.

ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy ENV1 – development in the AONB will be required to contribute to the conservation of the natural beauty of the area.

Policy H10-residential extensions.

The following elements of national policy are also relevant to the proposal.

SPG Extensions and Alterations to Dwellings

PLANNING HISTORY

3/1994/0782 Conversion of barn to form additional residential accommodation and two new self-contained residential units, approved. Amended plans show one additional dwelling rather than two.

3/2002/0526P Installation of three rooflights, approved.

3/2007/0338 Two rooflights one in the front and one in the rear elevation and making doorway into window, approved

EVALUATION

There are no specific saved policies in the local plan or guidance in the SPG which relates to domestic garaging and stables. However the more general policies such as ENV1 and G1 and the general guidance in H10 and the SPG are relevant to this proposal. We shall assess and evaluate the proposal under the headings set out in the SPG of character, scale, size, general form and shape and materials.

Character

Loudside Cottage and Loudside was until the 1990's a working farm with the main 'farm yard' being to the west of the group in front of the wagon entrance to the barn. The aerial photograph below taken before the barns were converted show a modern farm building and animal pens to the east of the barn and to the north of the barn a timber shed. The yard area boundary is not clearly defined and equipment and materials are being stored around the edges of the yard. Boundaries around the fields and farm are marked by hedges and fences rather than walls. The main farm buildings are constructed out of natural random stone with a blue slate roof. The setting of the farm group when

approached from the lane to the farm prior to conversion would have been grass verges, a small out building on the west side before reaching the main farm buildings.



Aerial photograph of Loudside before the barns were converted.

After the conversion the area of the former farm yard and the footprint of the former outbuildings have be left as a hardsurfaced area and covered in gravel. The proposed siting of the garage and stable echoes the pattern of development that existed historically at the site in terms of scale and location. The proposed garage and stable are set forward of the main eastern elevation of the barn. This echoes the positioning of the former outbuilding and extent of the farm yard that existed historically. Positioning the stable in line with the cattle grid strengthens the appearane of entering the former farm yard area.

The former farm yard area to the east of the barn now functions as residential curtilage, car parking area and vehicle access in an informal manner. It is proposed to formalise and separate out the various uses in the area in front of Loudside Cottage. This is to be achieved by extending the planted area immediately in front of the main entrance to Loudside Cottage in order formalise the route for vehicles gaining access to Loudside and

create privacy in front of this main elevation. A parking area remains in front of the proposed garage with a new path leading from it to the front door. The openness of the former farm yard is retained as these areas will be marked out through a change in the surfacing materials rather than by using high fencing or walls.

Scale and size

The existing dwelling is contained within part of the main two storey barn (height to ridge 6.7m) and a lower section with bedrooms in the roof space (height to ridge 5.7m). See drawing 110 existing elevations. The proposed detached garage has a height to the ridge of 5.55m and the proposed stable 4.25m. The proposed garage and stables continue the stepping down in height to the edge of the farm group. See drawing 140. The depth of the garage is less than the lower part of the house and is set away from the main building. The result is that the proposed outbuilding will appear subservient to the main dwelling.

General Form and Shape

The general form shape, roof pitch and size of the proposed outbuildings reflects the scale of agricultural outbuildings such as stables, bull pens, piggeries and stores commonly found on farms in the area. It echoes the design and scale of the original farm outbuilding still standing to the south of the original barn.

Materials

The use of natural materials matching the existing building is also appropriate to the development.

The proposed development will enhance the character of this group of former farm buildings through the careful positioning of the buildings on the site, the scale and size of the building and their general form shape and use of materials. The proposal therefore complies with policies G1, ENV3, H10 of the local plan and the guidance within the SPG.

There are no specific policies relating to the keeping of horses in the Local Plan. The British Horse Society recommends a ratio of two horses per hectare for grazing, (one horse per acre) but this recommendation can be affected by a number of variables including:

- Size and type of horse/pony

- Length of time spent stables or exercised out of the pasture
- Time of year
- Quality of pasture
- Number of animals on the pasture

The recommended ratio of two horses per hectare is for horses which are living out all of the time. The land at Loudside Cottage extends to 1 acre. The proposal is to accommodate one horse in the stable and the feed, bedding tack and equipment is to be stored in the tack room. An oil storage tank and three manure composting bins are proposed adjacent to the stable and garage. An area of hard standing is proposed in front of the stable and tack room which will be fenced off from the rest of the garden area. The horse will be lead from the stables across the garden into the field via a new gate.

An acre of grazing is usually sufficient to feed one horse. However over-grazing or keeping a horse outside all year particularly when the ground is soft can damage the pasture as the horse's hooves churn up the ground. This can be detrimental to the appearance of the countryside. The provision of a stable and supplementary feed will ensure that the pasture remains in good order.

The study area over the garage is to be used by Mrs Compton who works from home. The provision of a dedicated space will allow her to separate out 'work' from 'home' and to work flexibly around her family.

CONCLUSION

The proposed garage and stable has been designed to reflect the historic pattern of development at the site and to reflect the character of agricultural outbuildings in this area. It successfully combines the agricultural character of the setting with the domestic requirements of this residential property. The design of the proposed buildings is appropriate to the setting within the AONB.

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