



Lee Fenton

Planning Services Ltd

DESIGN & ACCESS STATEMENT

MOOR END MANOR

BACK LANE

STALMINE

LANCASHIRE

FY6 0JN

FULL PLANNING APPLICATION FOR THE CHANGE OF USE OF LAND TO FORM
ADDITIONAL DOMESTIC CURTILAGE IN ASSOCIATION WITH MOOR END MANOR &
ERECTION OF DETACHED GARAGE AND GRANNY ANNEX.

Proposal

The application site consists of a detached, two-storey dwelling with a modest associate domestic curtilage. Although the land ownership is extensive, the actual domestic curtilage associated with the dwelling is relatively small.

The applicant wishes to site a detached garage and granny annexe to be used as living accommodation. In this case, due to the curtilage size, we are seeking permission to change the use of land, which is currently being used as parking / garden space for Moor End Manor, to form additional domestic curtilage for the garage and annexe accommodation.

Amount & Scale

We are seeking permission to change the use of a small area of land immediately to the west of the existing dwelling (Moor End Manor). The area is 40m in length by 24.5m in width. This would provide sufficient space for the siting of a detached garage and annexe accommodation with sufficient space surrounding for parking etc.

Proposed Use

The proposed use of the land would be domestic curtilage in association with a detached garage and annexe accommodation.

Policy Compliance

Policy HP5 of the Wyre Local plan sets out that outside settlement boundaries an extension to a domestic curtilage will only be permitted where it meets the requirements of the core planning policies and will not lead to any detriment to the landscape or appearance to the character of the area.

The location of the site and the position of the piece of land subject to this application is not considered to result in any significant visual harm to the landscape.

Other Considerations

It is believed that all policy criteria have been met with this application.

Conclusion

This application seeks to change the use of already existing parking / garden space for Moor End Manor into domestic curtilage for the situation of a detached garage and annexe which is to be used as ancillary accommodation. This would in turn provide enough space for the siting of the garage and annexe accommodation without causing any detrimental visual impacts. It is considered that the application complies with current planning policy and should therefore be viewed favourably by the Local Authority.