

## DP ARCHITECTURAL SERVICES LTD

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20<sup>th</sup> April 2023

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CHORLEY COUNCIL DEVELOPMENT CONTROL	
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Dear Sirs

**Re: New detached dwelling and double garage on demolition of existing Coach House, stable block and sheds**

This statement applies to the permission in principle application which relates to the construction of a new detached dwelling and garage within the land which also contains Spencer house farm, a stable block, a coach house and two sheds

### **Introduction**

Spencer House farm comprises of approximately 2 hectares of land at the end of town lane in Heskin There is the farm house with attached barn along with a fairly large stable block and sheds and a coach house at the lower end of the site next to Howe Brook  
The Current owners have lived in the farm house since 1974

The site is within Green Belt as defined by the Chorley Local Plan

### **Site History**

19/00432/FUL Conversion of the coach house to residential accommodation –  
Approved (but has lapsed. )

### **Proposal**

Our proposal is to demolish the existing coach house, stables and sheds which are by enlarge not used anymore and build a new detached house with double garage

The existing buildings to be demolished add up to 542m<sup>3</sup> and with a 50% increase under the Rural SPD allowance takes the new dwelling up to 813m<sup>3</sup>

The proposed development site is situated entirely within the area currently developed either for residential or ancillary use. No building is proposed on existing green space/land.

The scale of proposed development will be consummate with the existing scale of buildings on site.

Access to the new dwelling will be via an existing drive which will have shared access to both properties

The new dwelling will be lived in by the current owners

It will be designed to a high standard with attention on sustainability. The development would provide a material improvement above what currently exists and at the same time provide an additional family home.

The materials utilised will be sympathetic to Spencer House Farm and the surrounding area, with use of stone and render and a pitched, slated roof. The design will be in fitting and in proportion to the landscape.

By demolishing two buildings and replacing with one will reduce sprawl and improve overall openness of the vista..

The location of the new property will not impact on the privacy or light on Spencer House Farm.

The development will be on the brow of a hill, well away from Howe Brook

#### **Access / Parking**

Access will be via the existing drive onto Town Lane. Parking for Spencer House Farm will be unchanged with access to the existing garage maintained as will the hard standing for the current parking

There will be no impact on traffic safety.

The new dwelling will benefit from a double garage and permeable drive for additional parking

#### **Landscaping**

Hard landscaping will be minimised. Tree and hedge planting will be undertaken to contribute to a net reduction in the carbon footprint.

#### **Development Plan Policy**

##### **Policy BNE1: Design Criteria for New Development**

Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
- b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
- c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;

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- d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on- site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
- e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;
- f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
- g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
- h) The proposal includes measures to help to prevent crime and promote community safety

Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt

The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:

In the case of re-use

- a) The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
- b) The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance.

In the case of infill

- c) that the proposal does not lead to an increase in the developed portion of the site resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

In the case of redevelopment:

- d) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.

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