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ANDERTON, CHORLEY PR6 9HG

PLANNING STATEMENT

MAY 2023

This Planning Statement has been prepared by Neil Pike Architects (NPA) for and on behalf of our client, the owners of the existing dwelling, stables and surrounding land at Roscoe Lowe Farm, Anderton, Chorley.

The document outlines the proposed works associated with the fresh planning application submitted to Chorley Council relating to this site.

The site benefits from a planning consent to convert and extend the existing stables into a dwelling (App Ref: 21/01474/FUL). Following this approval, amendments to proposed external works were submitted to the Council as part of a Section 73 Application to vary the Approved Plans. This Application was also approved (App Ref: 22/00981/FUL). All conditions relative to these applications have successfully been discharged and the information gathered to achieve this, including a landscaping scheme, has been submitted as part of this new application.

The purpose of this fresh application is to replace the existing walls to the stables with new block wall construction to facilitate the construction of the proposed cavity walls. The intention is to replace the existing external walls to the stables and construct new cavity wall construction internally off these.

The position, size, shape, design, height and appearance of the proposed dwelling will be exactly the same as previously approved, as will all external works. The only change is the replacement of the existing single-skin external walls to the stables. Having consulted a Chorley Council planning officer, we were advised that a fresh application was the most appropriate method of seeking this Approval.

Associated documentation has been submitted for this Application including existing and proposed drawings. It will be evident from these that the proposal under this application reflects exactly what was approved previously. Amendments to these drawings have been made, only in the form of the accompanying notes explaining the minor changes to be made in the construction.

Given the success of the previously approved applications and the continued dialogue with the case officers throughout, we do not envisage any issues surrounding this proposal, particularly so given the proposed dwelling will be the same.

For reference purposes we have also included the 'Supplementary Planning Statement' submitted as part of the previous Application within the submitted documentation, as this provides the detail and information surrounding the proposal.

It is our intention for all items relevant to the proposal to be addressed and approved under this application, including those which may normally be conditioned. As mentioned above we have consequently included supporting information as part of this Application and would urge the L.A. to communicate with us regarding any additional information they may require.