

DESIGN AND ACCESS STATEMENT

RETROSPECTIVE CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE AND ERECTION OF GARDEN SHED AND GREENHOUSE

MR MIKE EVANS

3 HALES HALL BARN, DRY BREAD LANE, OUT RAWCLIFFE, PR3 6TD

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The site

The application site is a parcel of land to the rear of the applicant's property, which is a part of a barn conversion complex comprising three properties

The land in question is enclosed on the northern and eastern and western boundaries by a stock proof fence and abuts the existing domestic curtilage to the south.

Access

Access is provided via a single-track lane from the south off Dry Bread Lane

Use

The application site forms part of land that has been subject of an Enforcement letter for an unauthorised change of use of agricultural land to use for the change of use from agricultural land to domestic curtilage, and is in the form of a vegetable plot, along with a small timber garden shed and a greenhouse

THE PROPOSAL

The proposal seeks planning permission for the change of use of agricultural land to domestic curtilage to form a vegetable growing plot and the siting of the shed and greenhouse.

The area measures 24.2m x 5m and is enclosed by a 1.6m high post and rail fence

ADOPTED WYRE BOROUGH LOCAL PLAN The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The following policy contained within the WLP 2031 is of most relevance: SP4 Countryside Areas along with HP5 Residential Curtilages

Policy compliance

The area of land subject of this proposal is located in a Countryside Area as designated in the Adopted Wyre Local Plan 2011-2031 (WLP 31), therefore Policy SP4 is relevant. Whilst SP4 does not

specifically refer to domestic buildings or enclosures as being an appropriate form of development it would be unreasonable to say that where these are appropriately sited and ancillary in scale to the main dwelling and would not result in an unacceptable impact on the countryside that they would be in direct conflict with the objective of this Policy.

Policy HP5 seeks to protect the character and visual amenities of the countryside. An extension to a residential curtilage will only be permitted where it meets the requirements of Core Development Management Policies and will not lead to any detriment to the appearance or to the character of the surrounding landscape.

Visual Impact / Design / Impact on the street scene

The application site is located to the north of the properties at the site.

The proposal would enclose a rectangular shaped area of land 25m long and 5m wide with a 1.6m high post and rail fence to three sides. The site is located to the north of the existing garden curtilage of 3 Hales Hall Barn and butts up to the existing curtilage

The area in question is subordinate to the main curtilage of the site. Overall, the proposal is not considered to result in an adverse impact on the openness and rural character of the countryside and would not result in visual harm to the character of the surrounding landscape and would therefore comply with Policies SP4 and HP5. 8.3

CONCLUSION The proposed development would be visually acceptable and would not result in harm to the open and rural character of the countryside or the character of the surrounding landscape and would not result in harm to residential amenity .