

Planning Statement

Proposal: ERECTION OF ANCILLARY ANNEX, FOLLOWING DEMOLITION OF EXISTING OUT BUILDING, AND CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE

Site Address: Orchard Cottage, Fluke Hall Lane, Pilling.PR3 6HP

Applicant Mr Chris Jeffries

11TH December 2023

Location

1. The site is at Orchard Cottage, Fluke Hall Lane, Pilling, recently purchased by the applicant along with 15.7 acres (6.3 Ha) in a ring fence at the site. The site comprises a dwelling (a barn conversion) stables and two agricultural buildings, both in dilapidated condition.

The Proposal

An ancillary residential annex is applied for, for an elderly relative, on the footprint of one of the dilapidated agricultural buildings. The building will have a footprint of 66 sq. m, whereas the building to be demolished has a footprint of 48sq m.

The building will sit in the paddock adjacent the house, as close as possible to the main house.

The ancillary living accommodation is a single storey comprising a 2 x bedrooms, bathroom, small kitchen and living area. The ancillary living accommodation will be for an elderly relative and caring provision.

The building has a pitched roof measuring 3.9m to the ridge

Materials will be of traditional type for this sort of rural development and the local vernacular, and will be in reclaimed red brick and natural slate to the roof with sandstone quoins and heads and cills.

Principle of development and Policy compliance-

The proposal is for an annex adjacent the existing curtilage of a dwelling. Based on the scale and siting of the building, it is ancillary to the main dwelling.

Visual Impact / Design / Impact on the street scene

The building will be set to the rear of the main dwelling, within 23m of the dwelling. This siting is considered to be appropriate, being viewed in conjunction with the main dwelling and other outbuildings and it would have little visual impact on the area owing to its set back position from the dead-end road Fluke Hall Lane.

It will be secondary in size and lower than the main dwelling, therefore, the scale is appropriate. The building is suitably designed with a pitched roof and is of appropriate materials.

Impact on the residential Amenity-The closest neighbouring property to the east is approx. 67 metres from the proposal. There are no properties to the north, south or west result in there being no risk of overlooking or the proposed having a notable impact on light.

Conclusion

The proposed building will be ancillary to an existing dwelling and will be visually acceptable. It will not be harmful to neighbouring amenity.