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Disclaimer:

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Introduction - Site Location

This statement has been prepared in support of the PIP application for 1 self-build eco home within the existing domestic curtilage of Fernbank, Lancaster Road, Cabus, Garstand, PR3 1NL.

The application is to allow one of the applicants children to self build the proposed dwelling. We have worked closely with the applicants to design a scheme which satisfies the applicant's accommodation requirements for their 'forever home'; creating a home which reflects the rural context; whilst minimising the impact on the openness, and character on the surrounding open countryside.

The client is also present on Wyre Borough Councils 'Self-Build Register' and therefore the new dwelling will have added social benefits. The proposed dwelling would also represent an improvement upon the current situation, reducing 'the harm to the open countryside'. The proposals will replace the planned large outbuilding granted lawful by application 23/00815/LAWP along with the removal of an existing store building. The proposed dwelling would have a smaller footprint and volume than the 2 buildings to be removed / replaced.

Site Location:

Fernbank,
Lancaster New Road,
Cabus, Garstang,
PR3 1NL

Date Prepared:

July 2023

Applicant:

Robert Woodhouse

Agent:

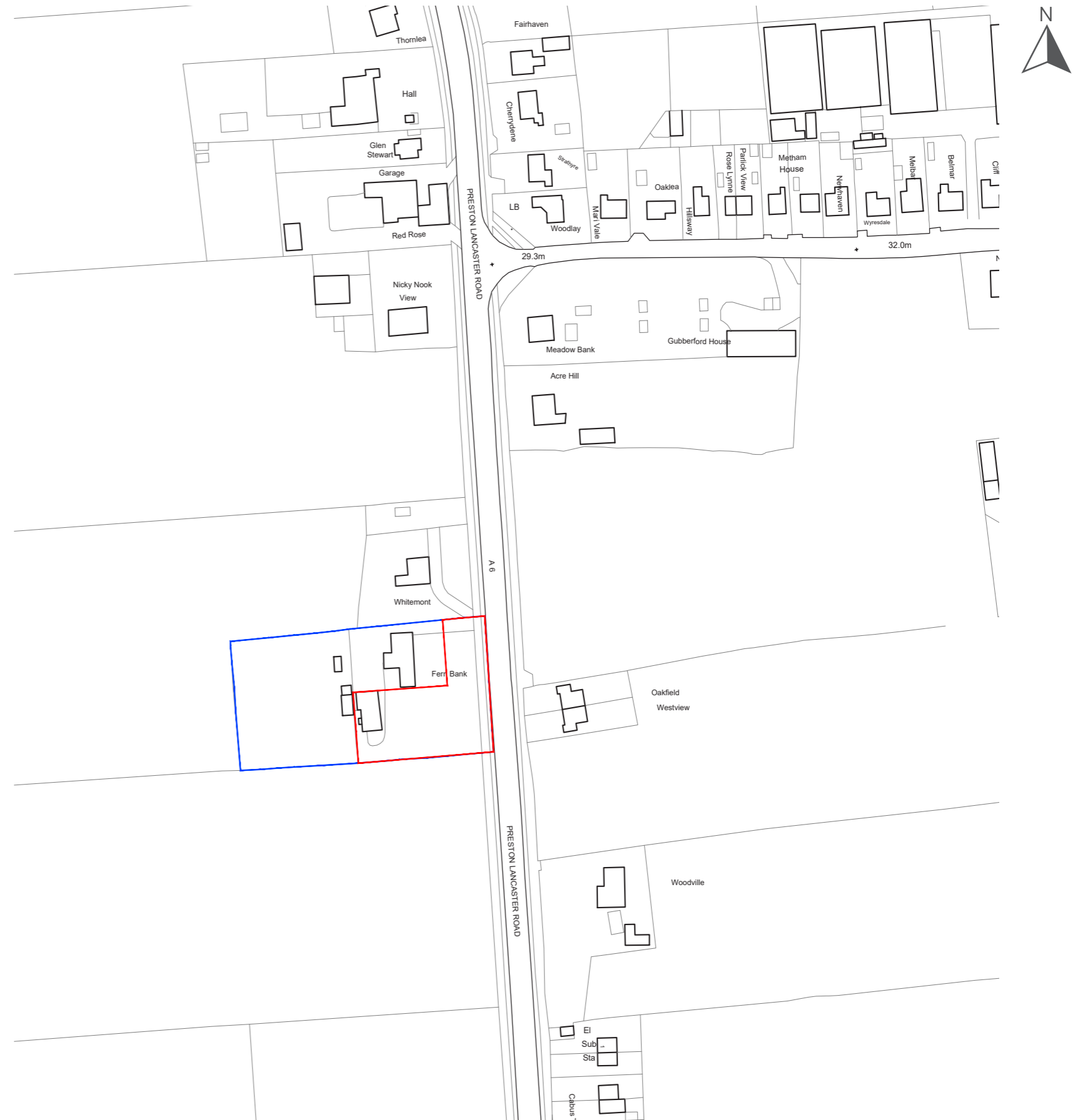
BCAE Architects Ltd.
Contact: Ben Craven
Phone: 07540 591628
Email: info@bcae-architects.co.uk

Local Authority:

Wyre Borough Council

Development:

The proposal is to construct 1 self build 3-bedroom home.



Location Plan

Introduction - Site Location



Introduction - Site Location



Existing Layout.

Existing Layout - Site Plan



Existing Photographs - Buildings



Existing Photographs - Site



Existing Photographs - Context



Existing Site - Visibility & impact of the site

The site is screen from view along the A6 (Lancaster New Road) by dense hedge row. The existing dwellings roof is just visible through the foliage.

Due to the gradient of the site the existing dwelling sits circa. 2m lower than the A6 as shown in the photos opposite. The road has a 50mph speed limit and runs parallel to the site, with minimal use by pedestrians.



Planning History.

Context - Local Planning History

The following local planning applications have been submitted to the Council.

1 – 18/00301/REM

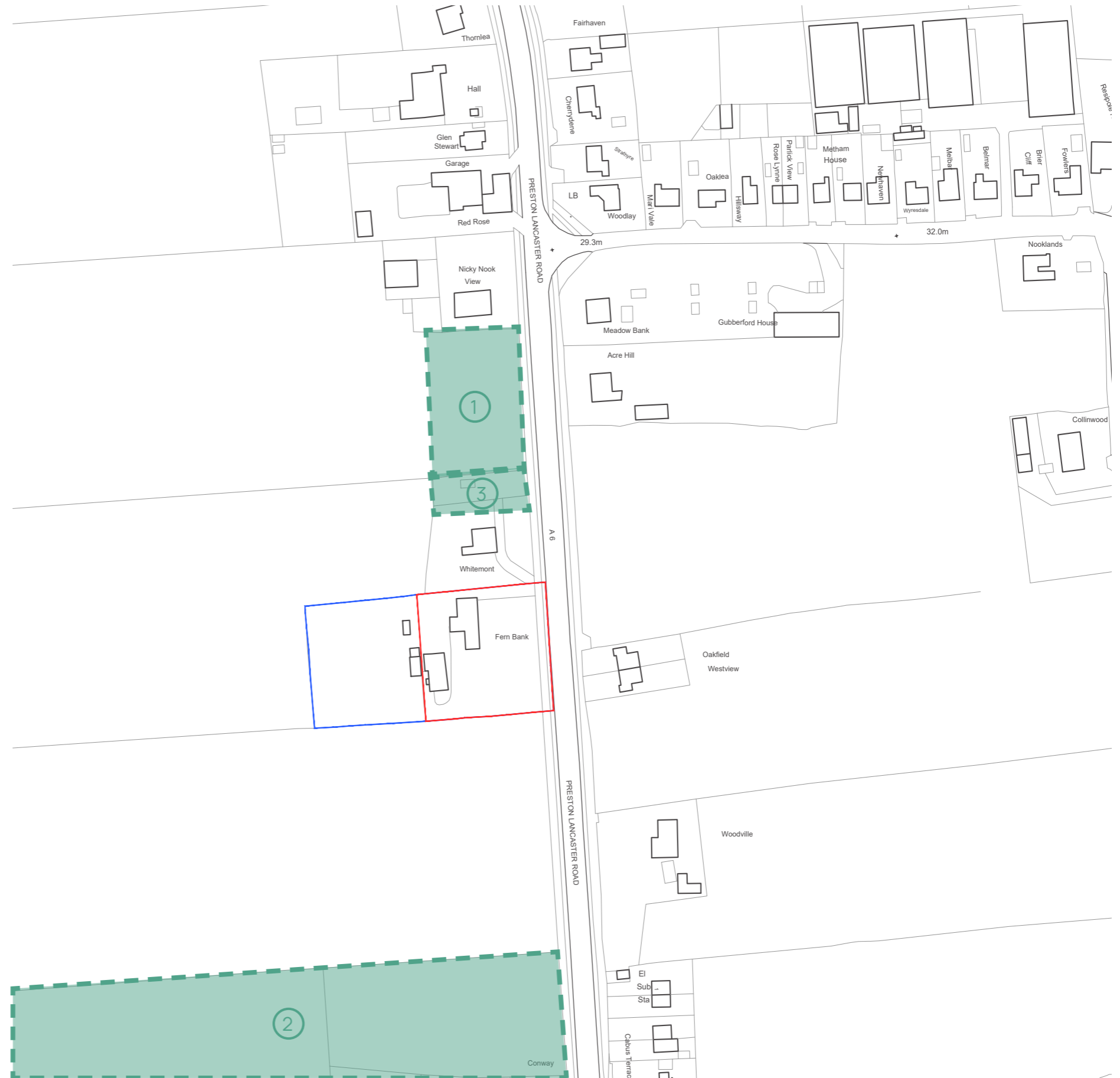
- Reserved matters (appearance, landscaping, layout and scale) application for the erection of 3 dwellings (following outline application 16/00442/OUT)
- Decision: Approved (23.07.2018)

2 – 17/01176/FULMAJ

- Change of use of land to travelling showpeople accommodation site and erection of storage and amenity building.
- Decision: Approved (03.05.2018)

3 – 18/00173/FUL

- Erection of a detached dwelling with access and associated landscaping
- Decision: Approved (01.06.2018)



Context - Local Planning History

1 - 18/00301/REM

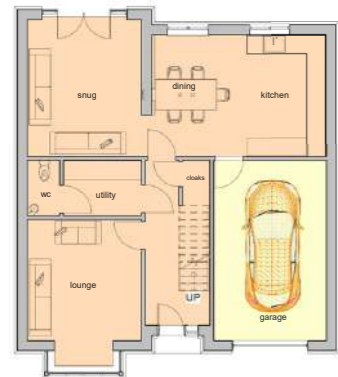
- Reserved matters (appearance, landscaping, layout and scale) application for the erection of 3 dwellings (following outline application 16/00442/OUT)
- Decision: Approved (23.07.2018)



east elevation
1 : 100



north elevation
1 : 100



ground floor
1 : 100

- INTERNAL GARAGE = 22 MSQ
- INTERNAL GROUND FLOOR = 78 MSQ
- INTERNAL FIRST FLOOR = 76 MSQ



first floor
1 : 100

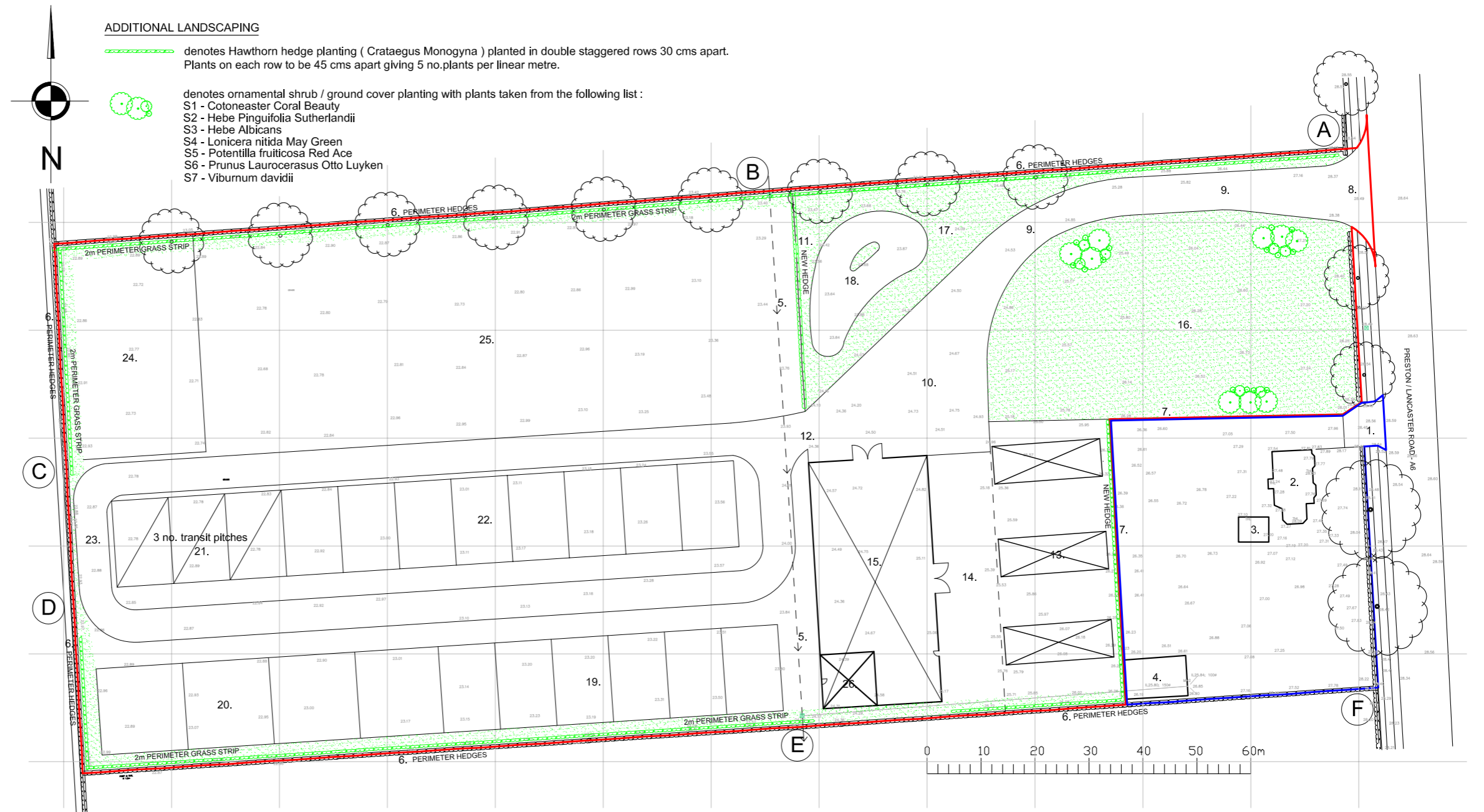
MATERIALS
 Roof- natural grey slate
 Walls - red/orange brick, coursed stone
 Windows - white upvc
 Doors- grey upvc (front), white upvc (rear)
 stone heads, cills & quoins



Context - Local Planning History

2-17/01176/FULMAJ

- Change of use of land to travelling showpeople accommodation site and erection of storage and amenity building.
- Decision: Approved (03.05.2018)



Context - Local Planning History

3 - 18/00173/FUL

- Erection of a detached dwelling with access and associated landscaping
- Decision: Approved (01.06.2018)



Planning Policy.

Planning Policy - Local & National Policy

Development in Country Side Areas (SP4)

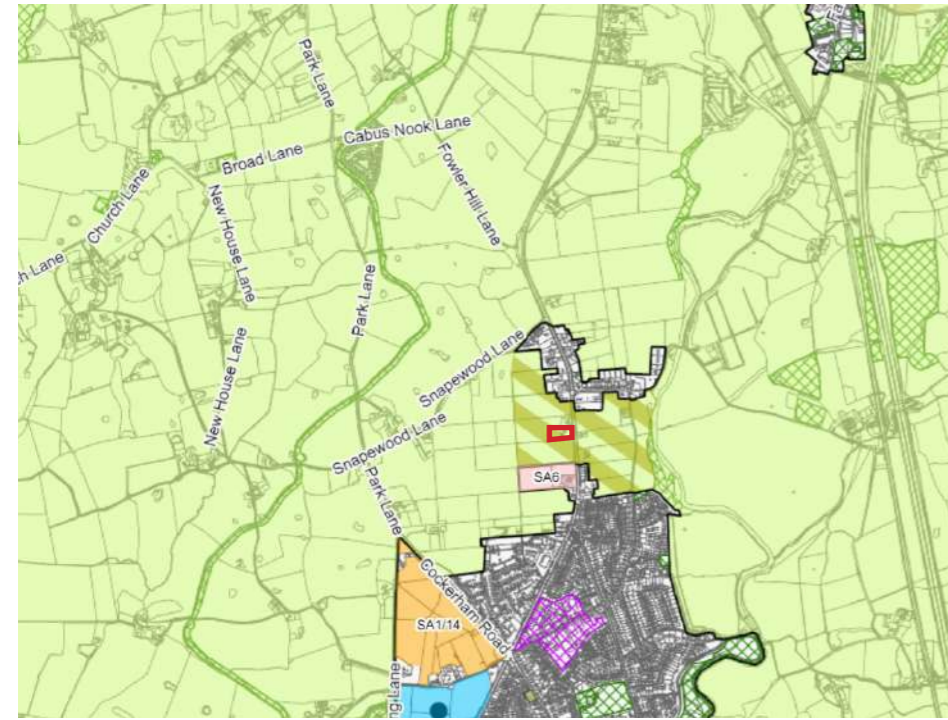
SP4 Countryside Areas

- The open and rural character of the countryside will be recognised for its intrinsic character and beauty. Development which adversely impacts on the open and rural character of the countryside will not be permitted unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm.
- Within Countryside Areas as defined on the adopted Policies Map planning permission will only be granted for new development that meets the requirements of the Core Development Management Policies and it is for the purposes of:
 - Agriculture, forestry, mineral extraction or equine related activities, and the diversification of agricultural businesses in line with Policies EP8 (Rural Economy) and EP10 (Equestrian Development);
 - Outdoor sport and leisure facilities where a countryside location is needed and justified and is in accordance with other Local Plan policies;
 - Holiday accommodation in line with Policy EP9;
 - Renewable Energy in line with Policy EP12;
 - The provision of affordable housing in accordance with Policy HP4 (Rural Exceptions);
 - The reuse or refurbishment of listed buildings or institutional buildings and associated buildings set within their own grounds;
 - Agricultural, forestry or other rural based enterprise workers' dwellings in accordance with policy HP7 (Rural Workers Accommodation);
 - The expansion of business in rural areas in accordance with policy EP8 (Rural Economy).

Paragraph 84

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- the development would re-use redundant or disused buildings and enhance its immediate setting;
- the development would involve the subdivision of an existing residential building; or
- the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.



Site policies:

- Countryside Areas (SP4)
- Strategic Area of Separation (SP1)

SP1 Development Strategy

- The overall planning strategy for the Borough will be one of growth within environmental limits. The overarching aim will be to meet the housing needs of all sections of the community, raise economic performance, average wage levels and GVA generation, while minimising or eliminating net environmental impact. This will be achieved through new development and other activity by the Council and stakeholders in relation to the following factors that affect these outcomes:
 - Land supply for business development;
 - Quantity, quality and mix of housing;
 - Environmental protection and enhancement;
 - Provision of key infrastructure and services;
 - Quality of place;
- Outside settlements with defined boundaries the amount of new built development will be strictly limited. Individual opportunities which will help diversify the rural economy or support tourism will be supported where they are appropriate in scale and in accordance with other policies where relevant. If developed sites within the open countryside become available for redevelopment, the priority will be to minimise the amount of new development that takes place and the level of activity that a new use generates, while securing a satisfactory outcome.
- Strategic areas of separation will be maintained between the following settlements as shown on the adopted Policies Map:
 - Knott End/ Preesall and Preesall Hill;
 - Forton and Hollins Lane;
 - Garstang and Cabus;
 - Garstang and Bowgreave;
 - Bowgreave and Catterall;
 - Fleetwood and Thornton.
- Development that would erode the openness of designated 'strategic areas of separation' and the effectiveness of the gap in protecting the identity and distinctiveness of the two settlements will not be permitted.



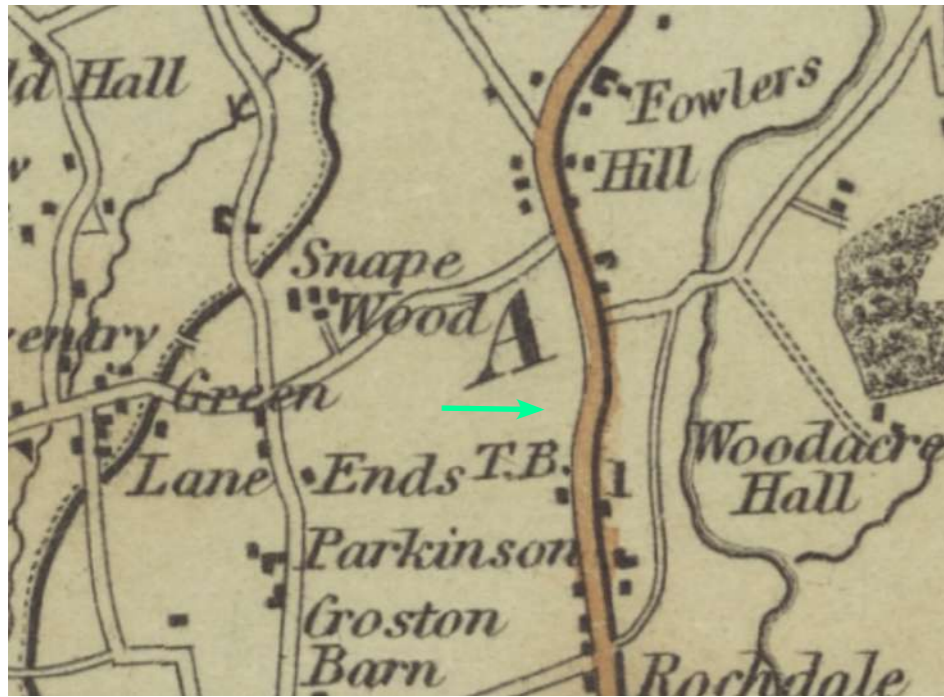
Lancashire County Council map indicating domestic curtilage in beige (outlined for the site in green).



Wyre Local Plan. (SP1 & SP4)

Historic & Contextual Research.

Cabus - Historic Maps



Aerial map of Cabus 1830.



Aerial map of Cabus 1880-90.



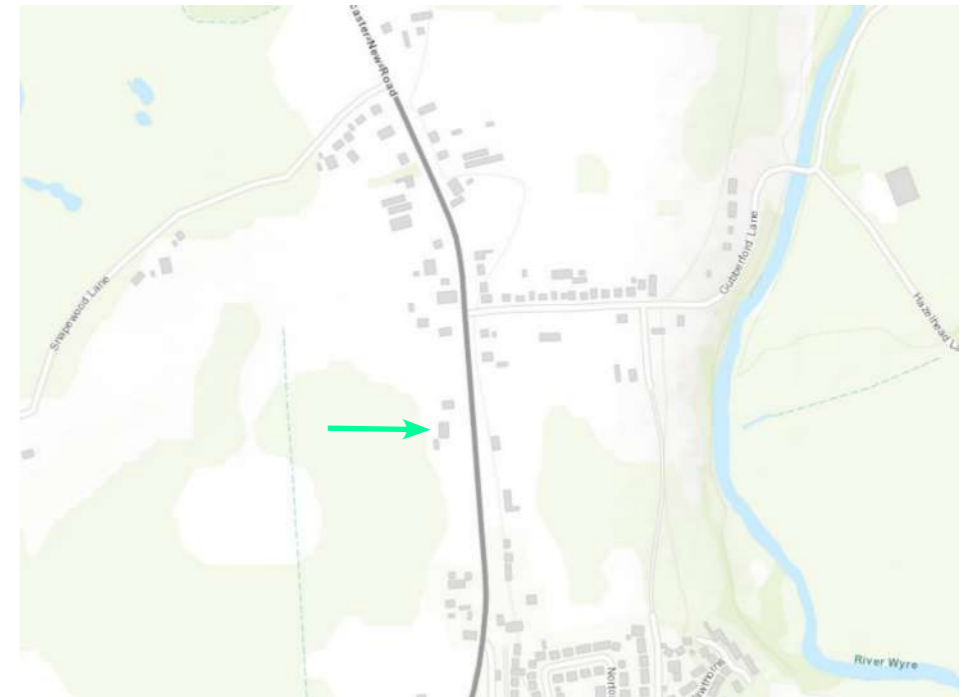
Aerial map of Cabus 1883-1913.



Aerial map of Cabus 1937-61.



Aerial map of Cabus 1955-61.



2023 map of Cabus

Cabus - Recent Maps



Aerial view of the site 2000. (22 years ago)

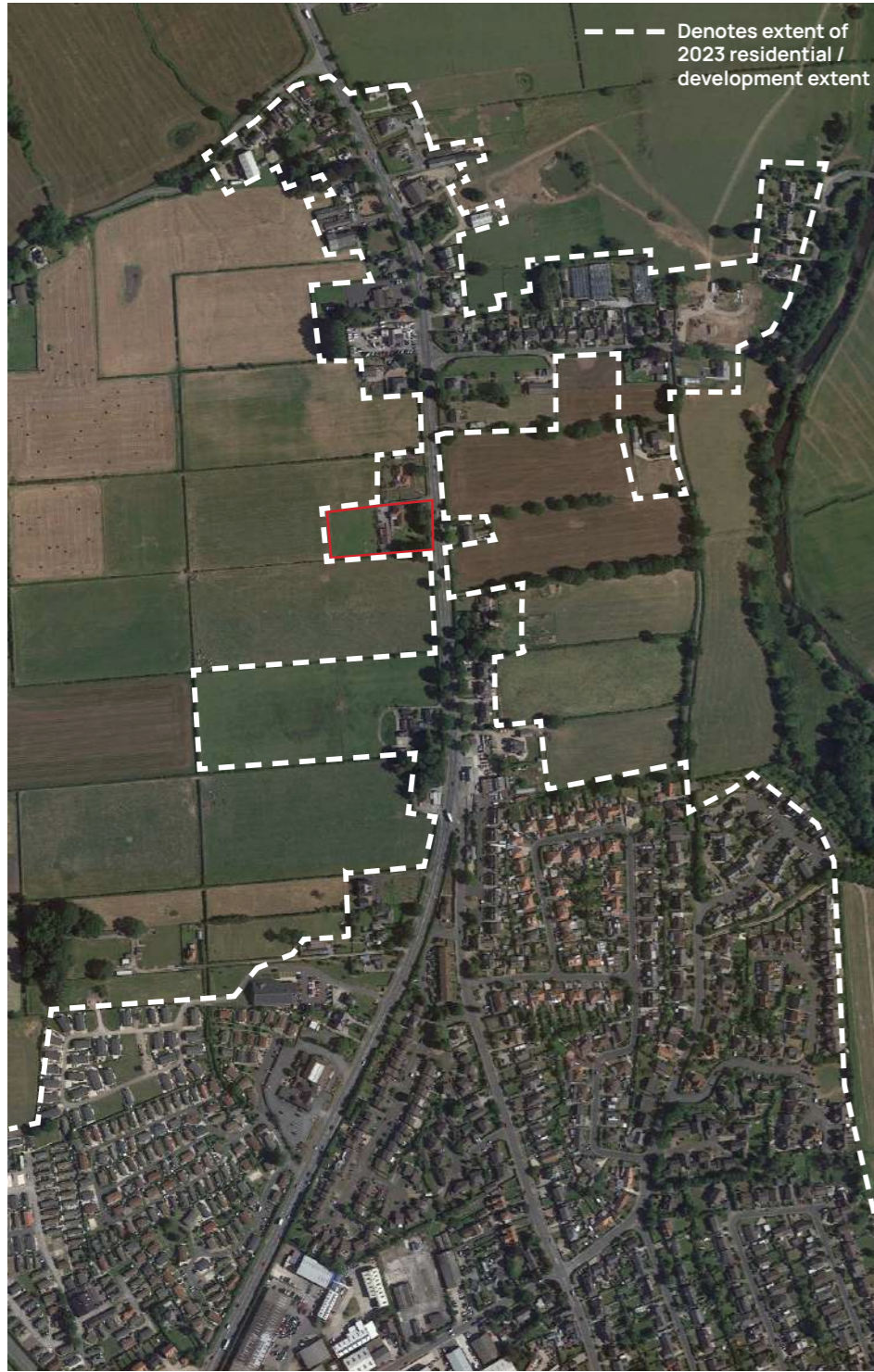


Aerial view of the site 2012 - (11 years ago)



Aerial view of the site 2015 - Extent of domestic curtilage defined and separate from agricultural land. (8 years ago)

Cabus - Recent Maps



Aerial view of the site 2018. (5 years ago)



Aerial view of the site 2020 - (3 years ago)



Aerial view of the site 2021

Site Constraints & Opportunities.

Site Constraints & Opportunities

- The site ownership covers 1.3 acres and contains Fernbank (dwelling) and a series of small out-buildings, a large garden and dog training field.
- There is a single access point from The A6.
- 180 degree panoramic countryside views to the North, West and South.
- The site is visible in the distance from Snapewood Lane to the North of the site, and Cockerham Road to West.
- The site is heavily screened from the A6 to the North, East & South by large existing trees and hedgerows.
- The Existing dwelling sits at a lower level to the A6 providing further screening from view.
- The sites edges are clearly defined and of residential character.
- There is a fall across the site from East to West.
- The site is located within Flood Zone 1 (low flood risk).
- The site has residential properties to the North and East.

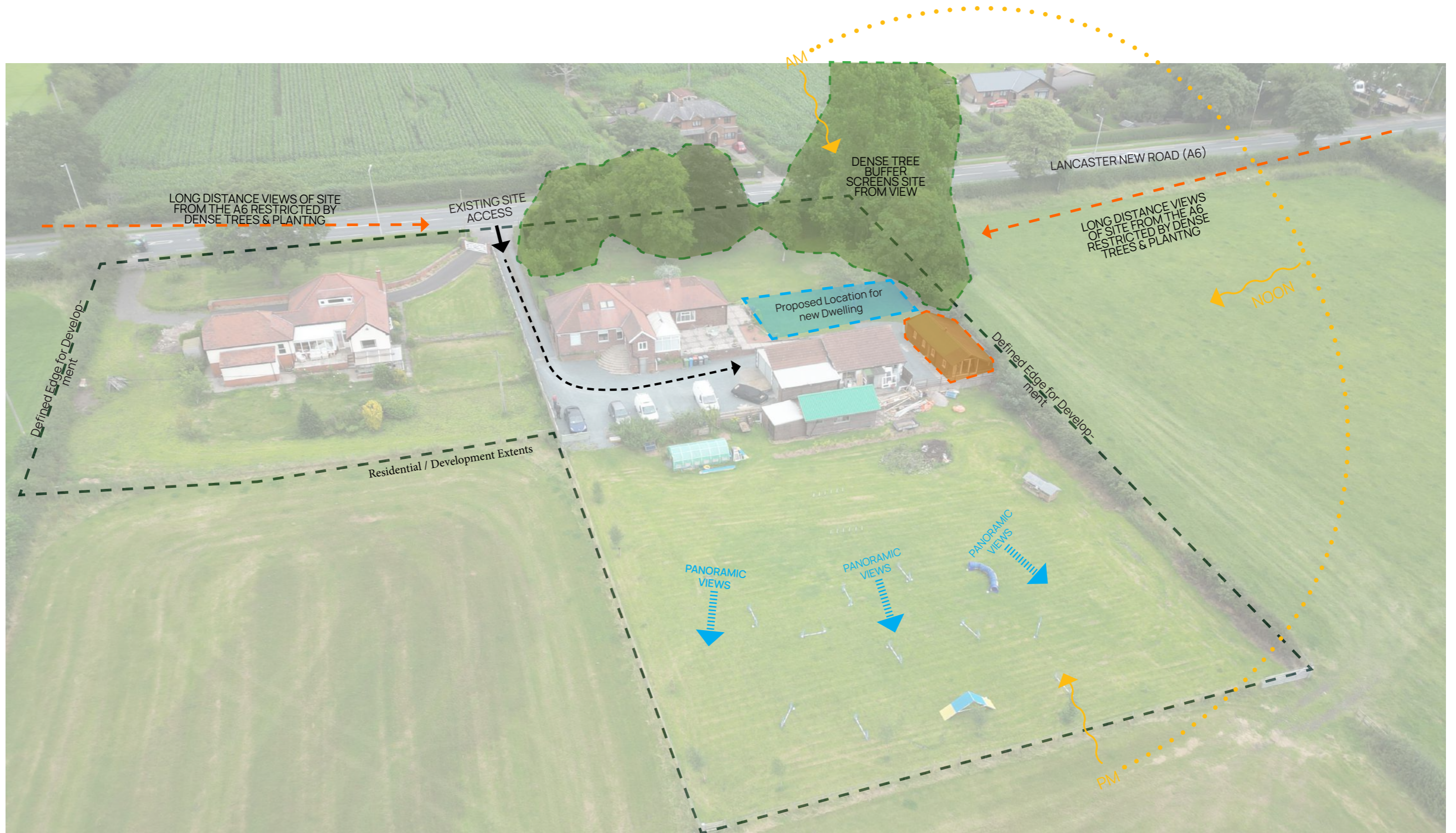


Site Constraints & Opportunities

- Proposed the removal existing outbuildings.
- New Driveway.
- The proposal will sit at a lower level to the A6 due to the natural gradient of the site
- Along the boundary to the A6 there is dense hedgerow and trees minimising views into the site.
- The proposal will sit between existing buildings and dense planting therefore having no impact on the openness of the site.
- Lawful development has been applied for and confirmed for the construction of a large outbuilding within the existing residential curtilage of Fernbank.
- The Proposed dwelling is an alternative to the outbuilding, with a smaller volume & footprint, therefore creating causing less harm to the open countryside than the current situation.
- The site sits within an 'area of strategic separation' however the location for the proposal is within residential curtilage and the previous LDC application has confirmed volume can be constructed on the site and contain the development within the existing building cluster.



Site Constraints & Opportunities - Analysis



Site Constraints & Opportunities - Height

The proposed dwelling has been positioned to ensure that when viewed from the A6 or PROW the open nature of the site, views and visibility are not compromised.

The proposals sit within the natural slope of the site, and is positioned to screen the lower level, giving the appearance of a smaller property from the roadside.

The proposal has been positioned to utilise the existing gradient of the site to allow a 2-storey property to be proposed whilst ensuring the existing views can be maintained.

To minimise the visual impact and ensure the proposal has little impact on the openness of the countryside, the scale of the property needs to be minimised when viewed from outside the site.



Lawful development certificate for outbuilding.

Certificate of Lawful Development - 23/00815/LAWP



Together we make a difference....

Correspondence Address:

Mr Ben Craven
Unit 17, Guest House Farm
Farington Moss
Runshaw Lane
PR7 6HD

Applicant:

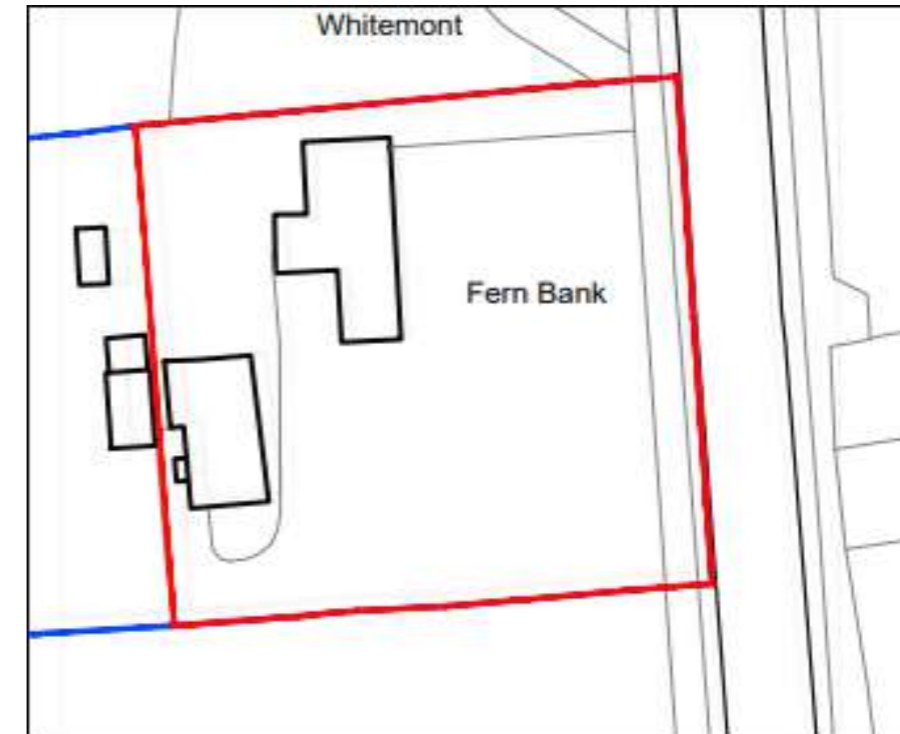
Mr Robert Woodhouse
Fernbank
Lancaster New Road
Cabus
Preston
Lancashire
PR3 1NL

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
Town and Country Planning Act 1990

Application Number: 23/00815/LAWP

Proposal: Lawful Development Certificate for the proposed erection of a single storey outbuilding within the garden of the existing dwelling for use as domestic garage, workshop and store

Location: Fernbank, Lancaster New Road, Cabus, Preston, Lancashire



Wyre Borough Council (the Local Planning Authority) gives notice that:

1. (a) This Certificate relates to property known as Fernbank, Lancaster New Road, Cabus, Preston, Lancashire, PR3 1NL as shown identified on the plan attached hereto edged in red.
- (b) This Certificate relates to the development consisting of a detached, single storey outbuilding for use as a domestic garage, workshop and store for a purpose incidental to the enjoyment of the dwelling.
- (c) The proposed development as described in the application would meet the criteria set out under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 and would therefore be lawful in accordance with section 192 of the Town and Country Planning Act 1990 (as amended).
- (d) This Certificate relates to the lawfulness of the development as proposed on 23.08.2023.

Signed:

A handwritten signature in black ink, appearing to be "S. Smith".

Steve Smith
Head of Planning and Regeneration
Date: 16 November 2023

Approved LDC - Site Plan



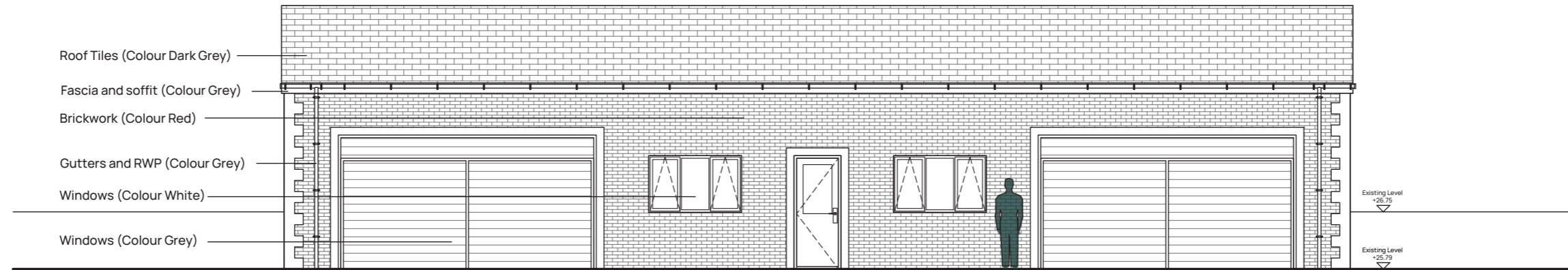
Approved LDC - Site Plan



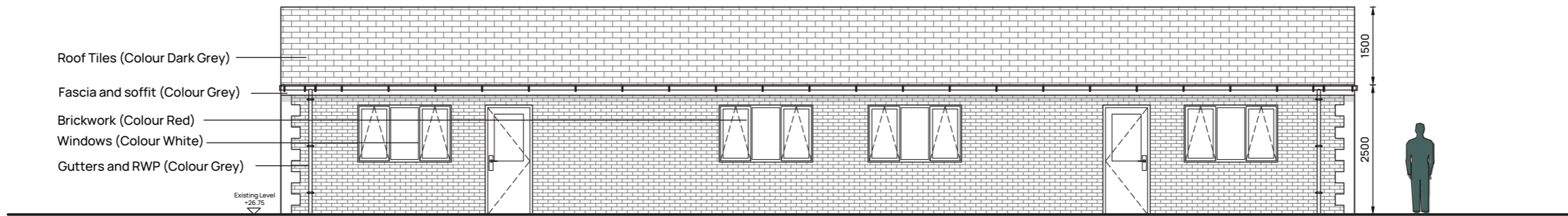
Approved LDC - Ground Floor Plan



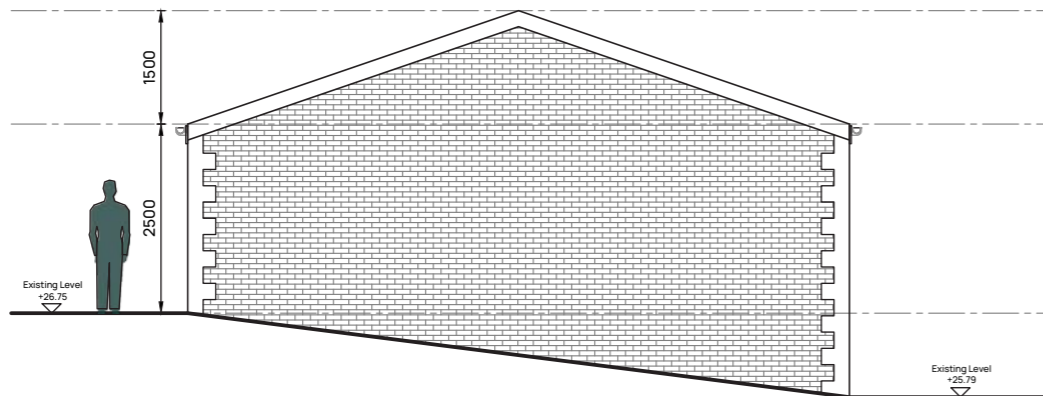
Approved LDC - Elevations



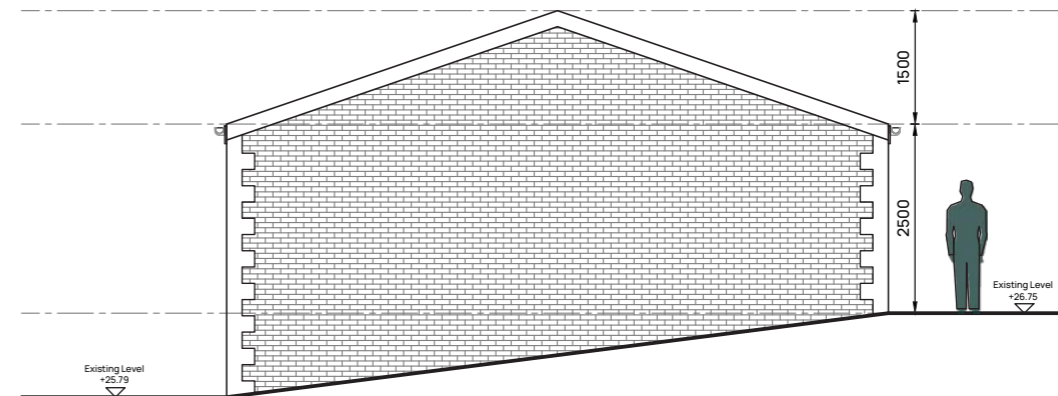
Proposed Rear Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:100



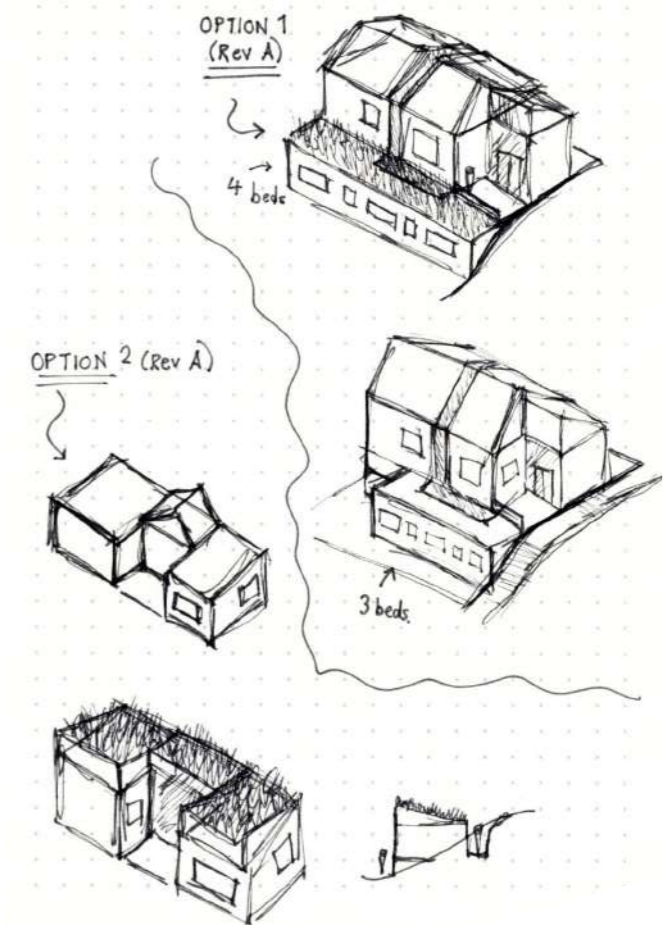
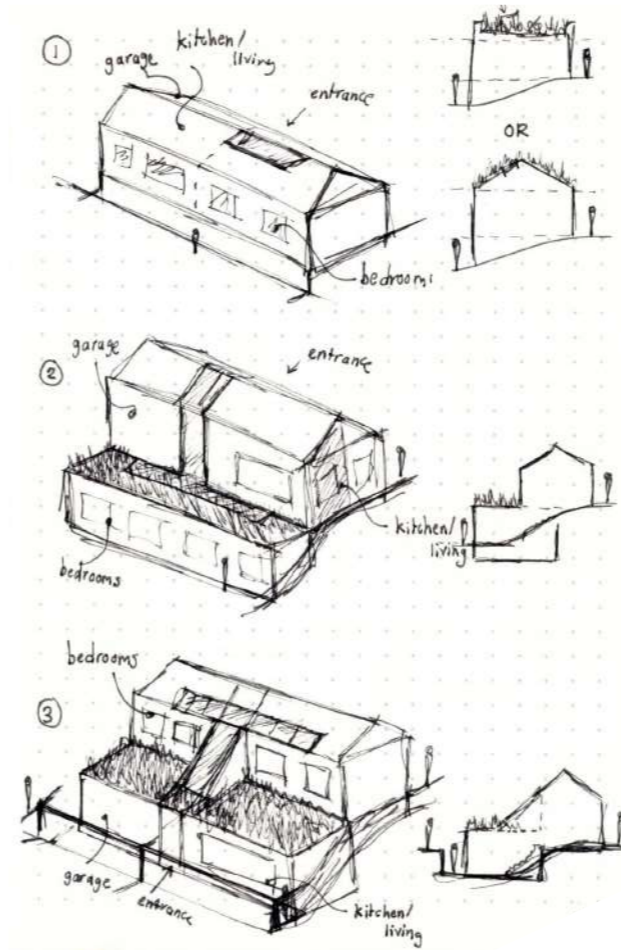
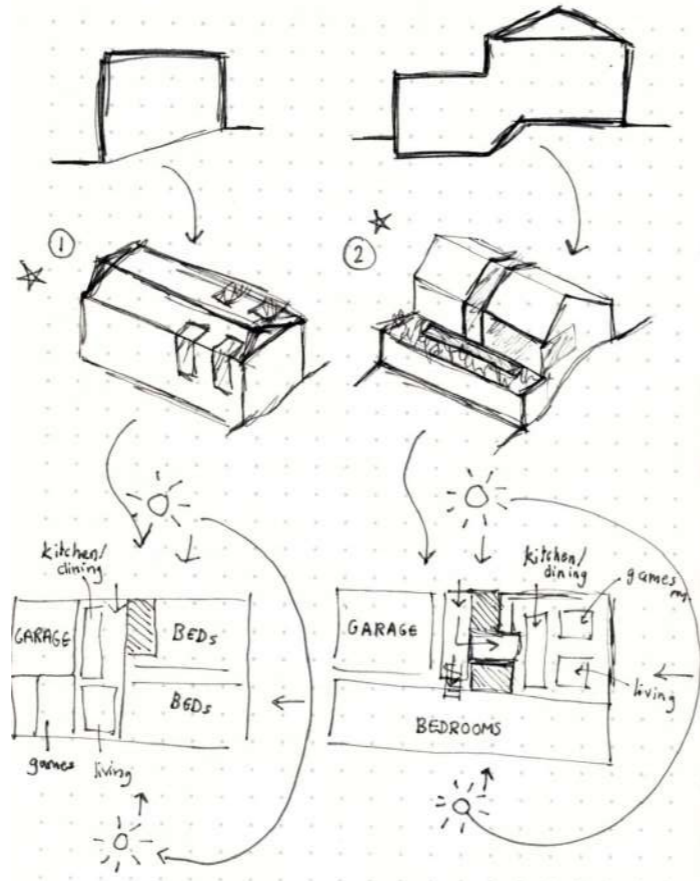
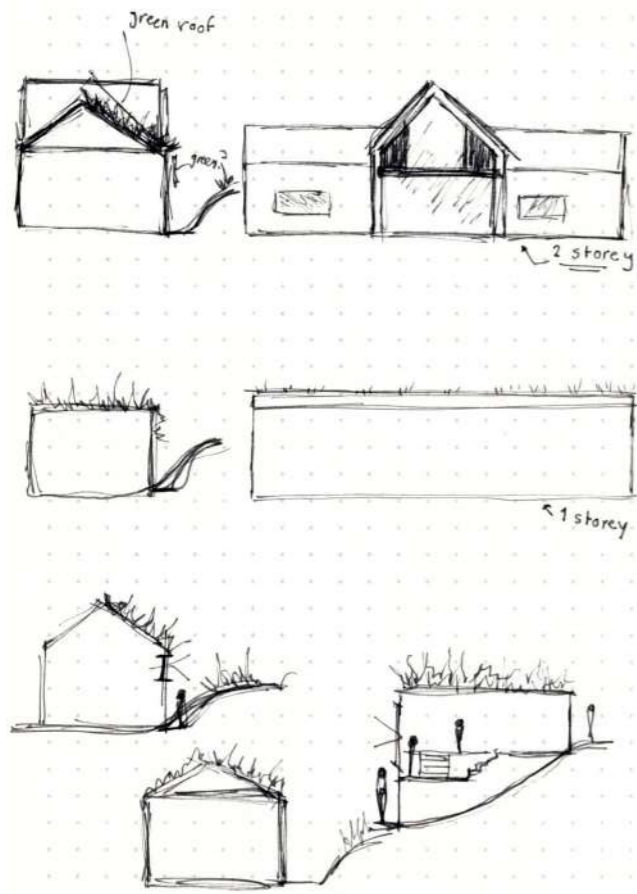
Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

Process.

Process Sketches



Proposed Layouts.

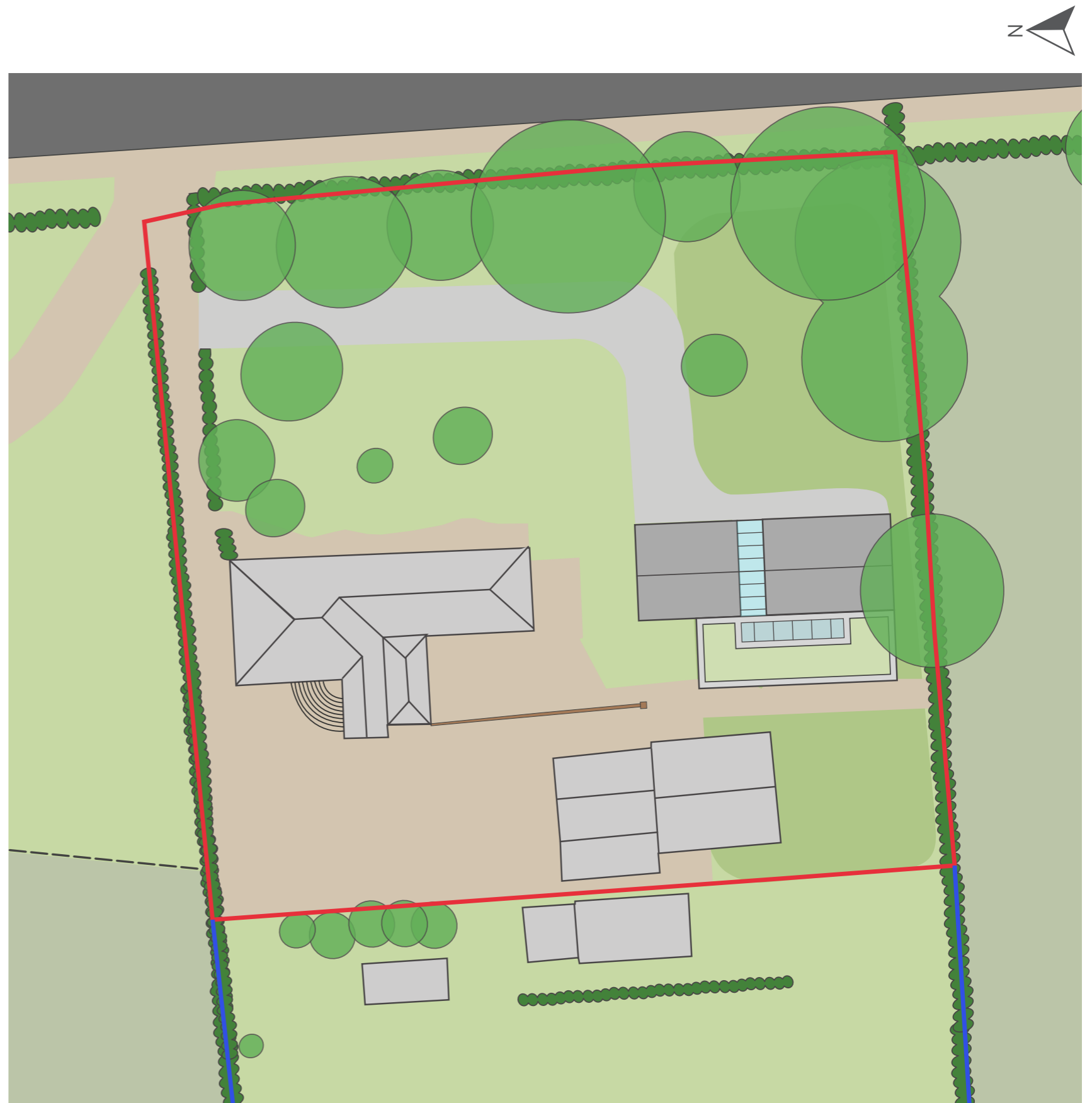
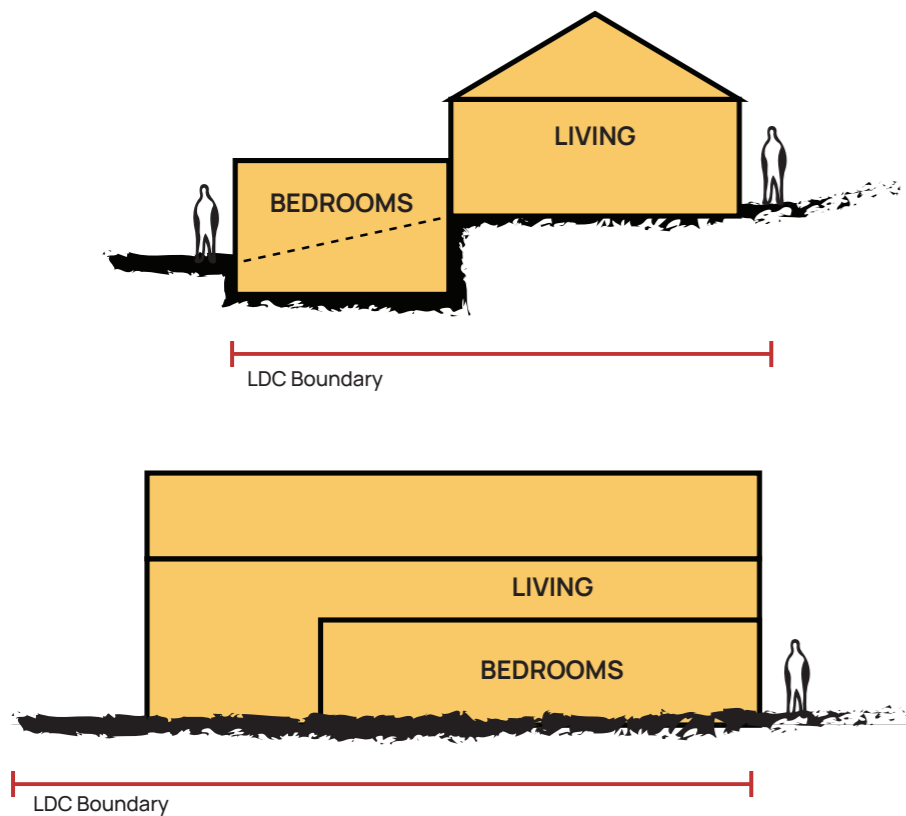
Proposed Layout - Site Strategy

Bedrooms are located on the lower floor level, with the living spaces on the upper floor level.

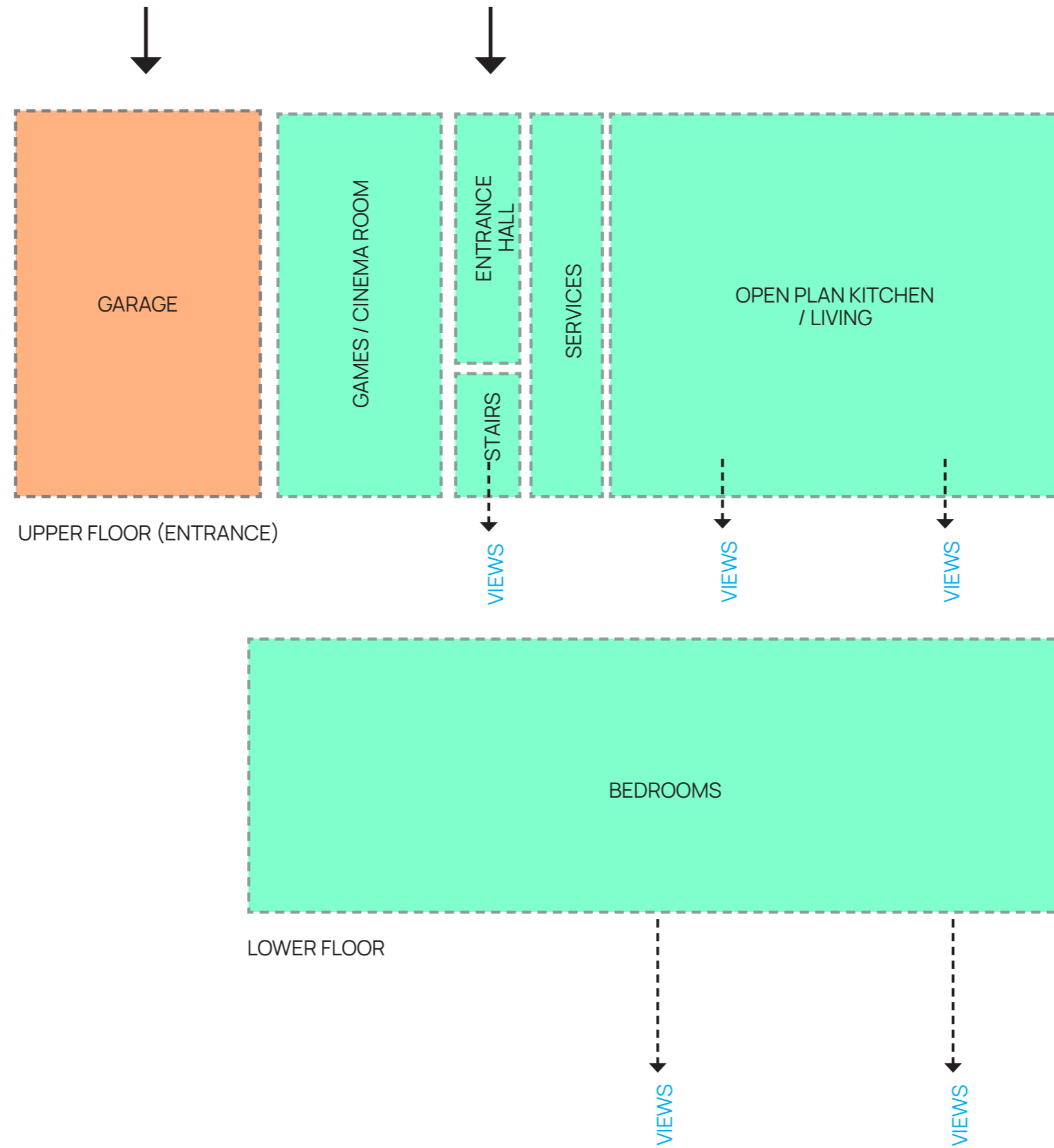
The long distance views to the West are visible from the living spaces as well as the master bedroom.

The lower level sits slightly below ground to allow for the spaces in the upper level to access the views to the West.

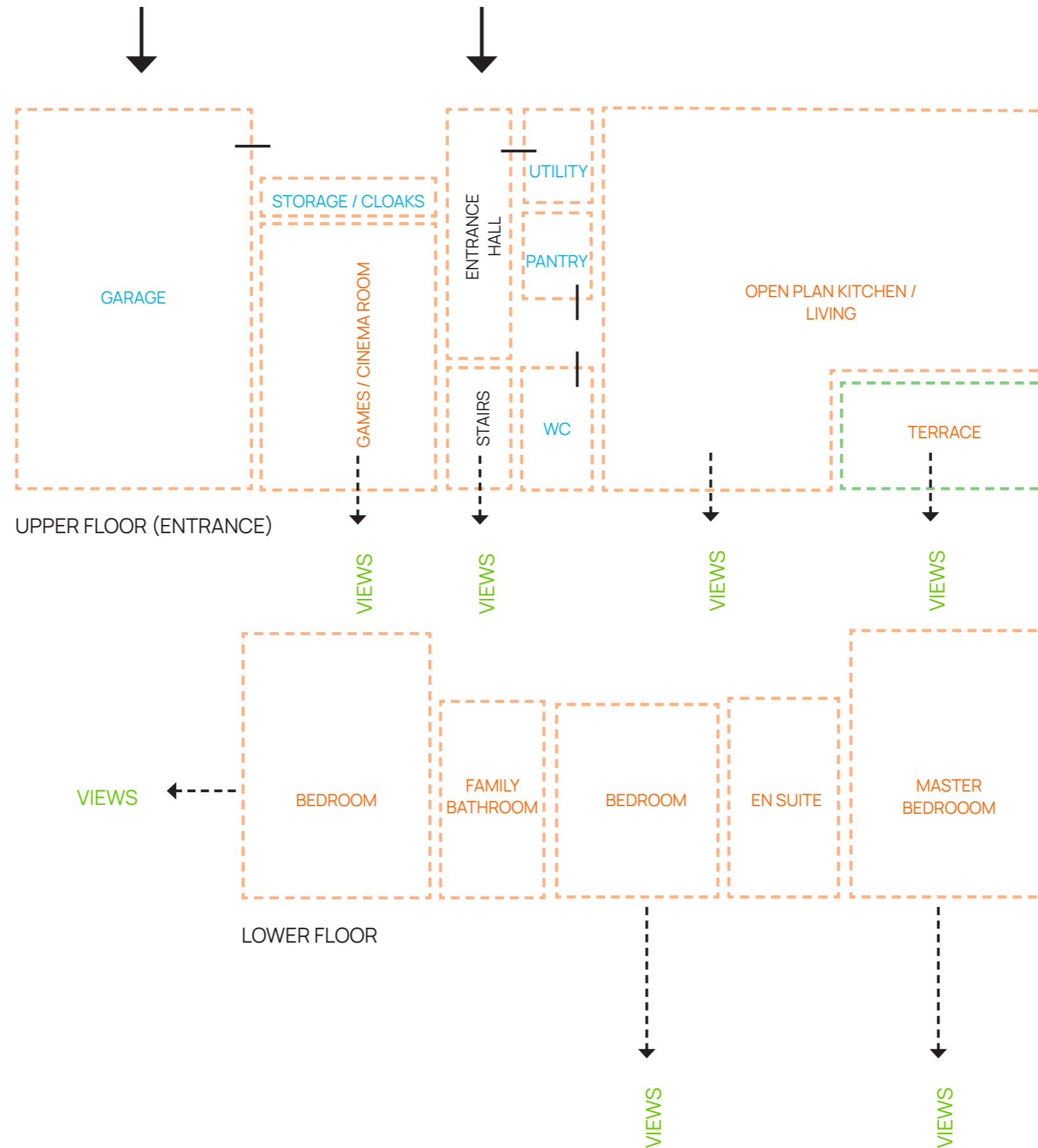
The entrance is located on the upper floor level to the East, and rooflights bring more natural light in to the entrance hall, stairway and lower corridor to the bedrooms.



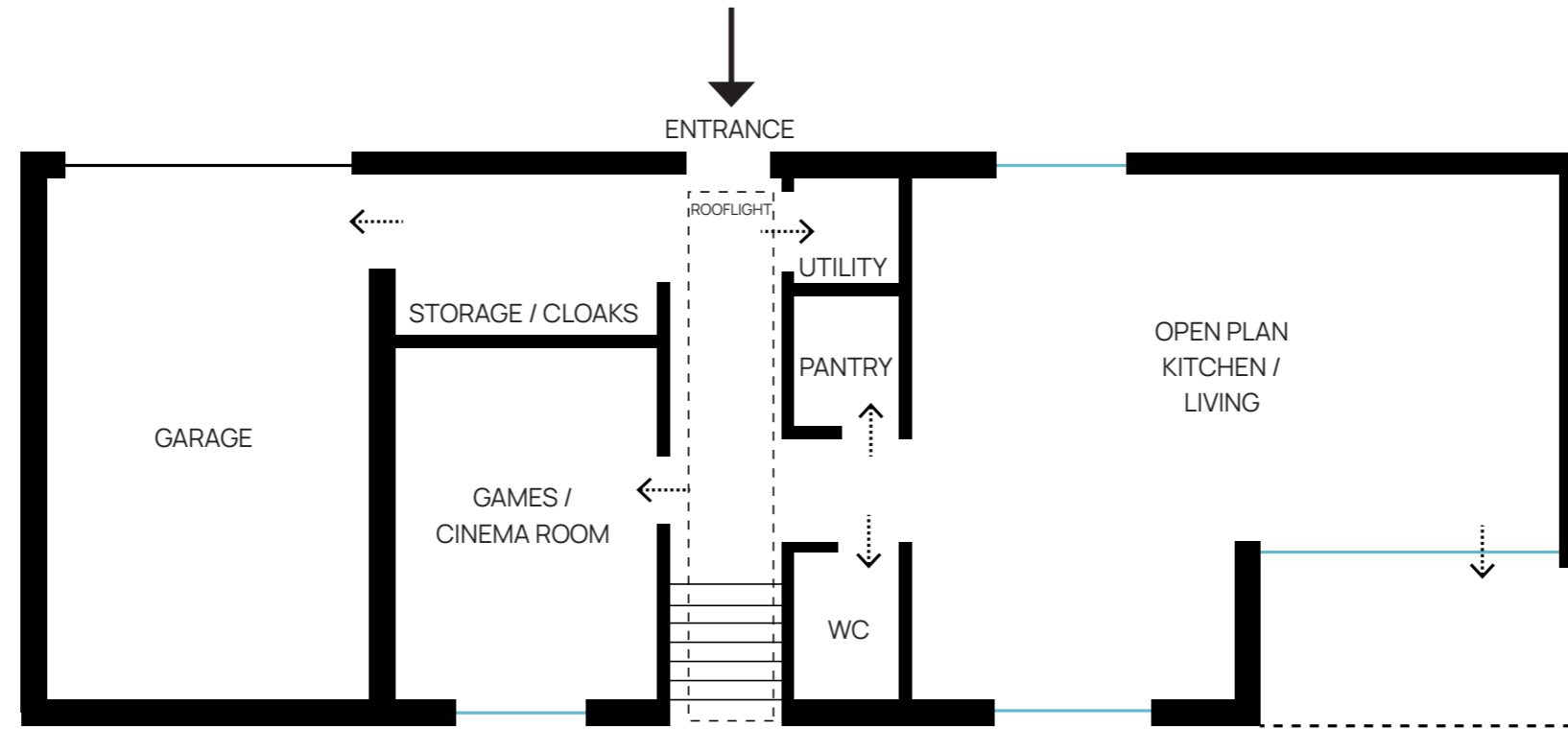
Proposed Layout - Zoning Strategy



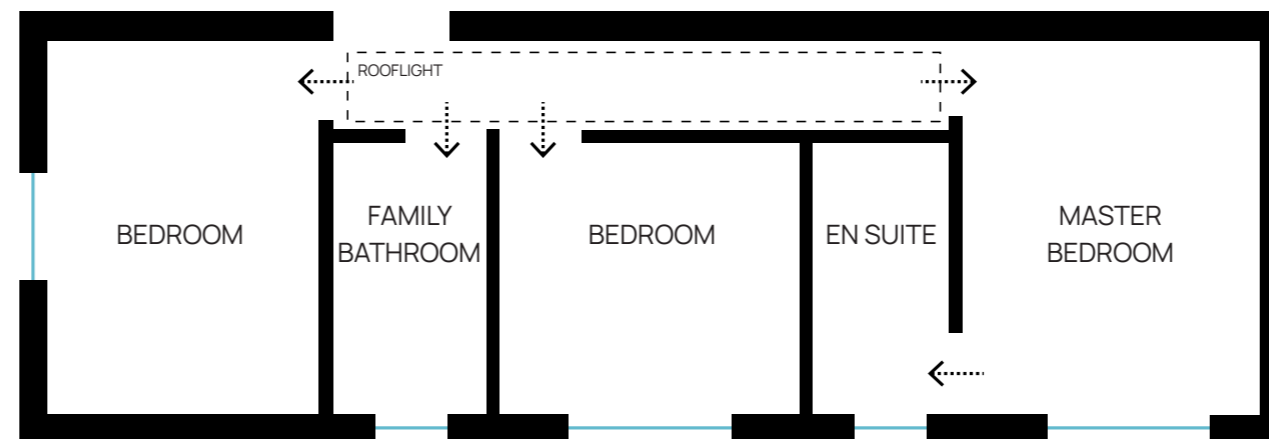
Proposed Layout - Space Planning



Proposed Layout - Floor Plans

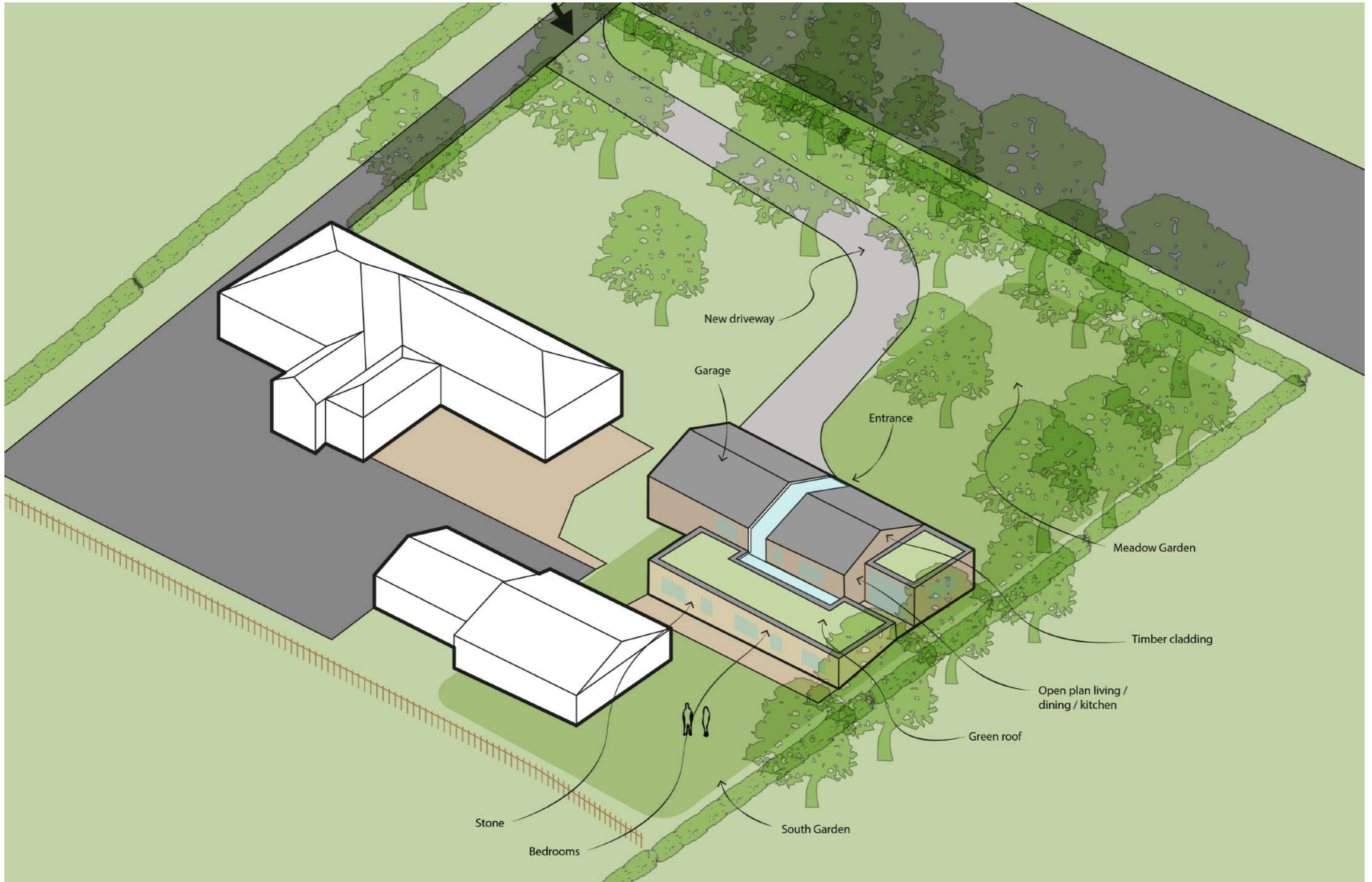


UPPER FLOOR (ENTRANCE)



LOWER FLOOR

Proposed Layout - Massing Strategy

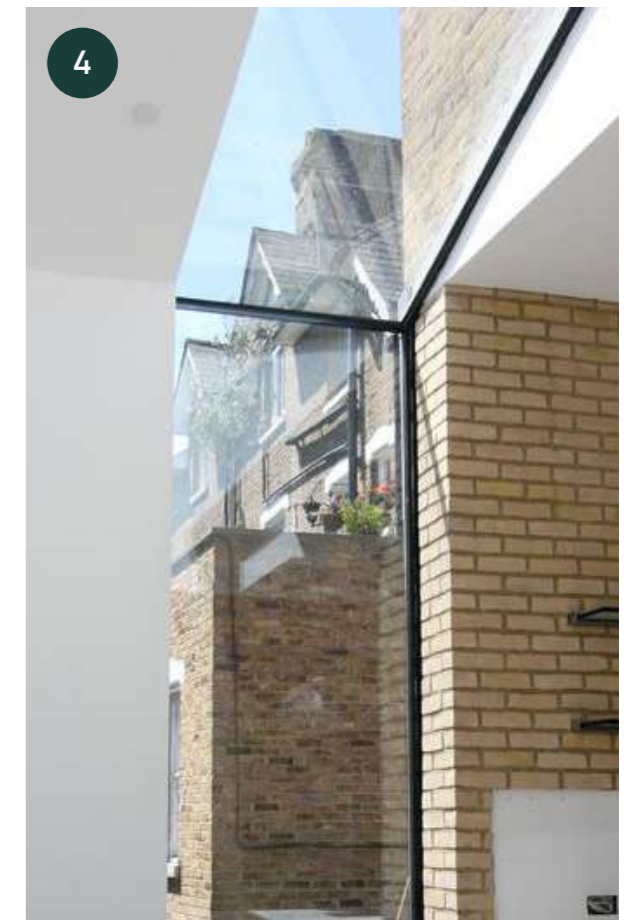


Proposed Layout - Precedents & Materiality

PRECEDENTS



MATERIALITY



1. Light timber cladding

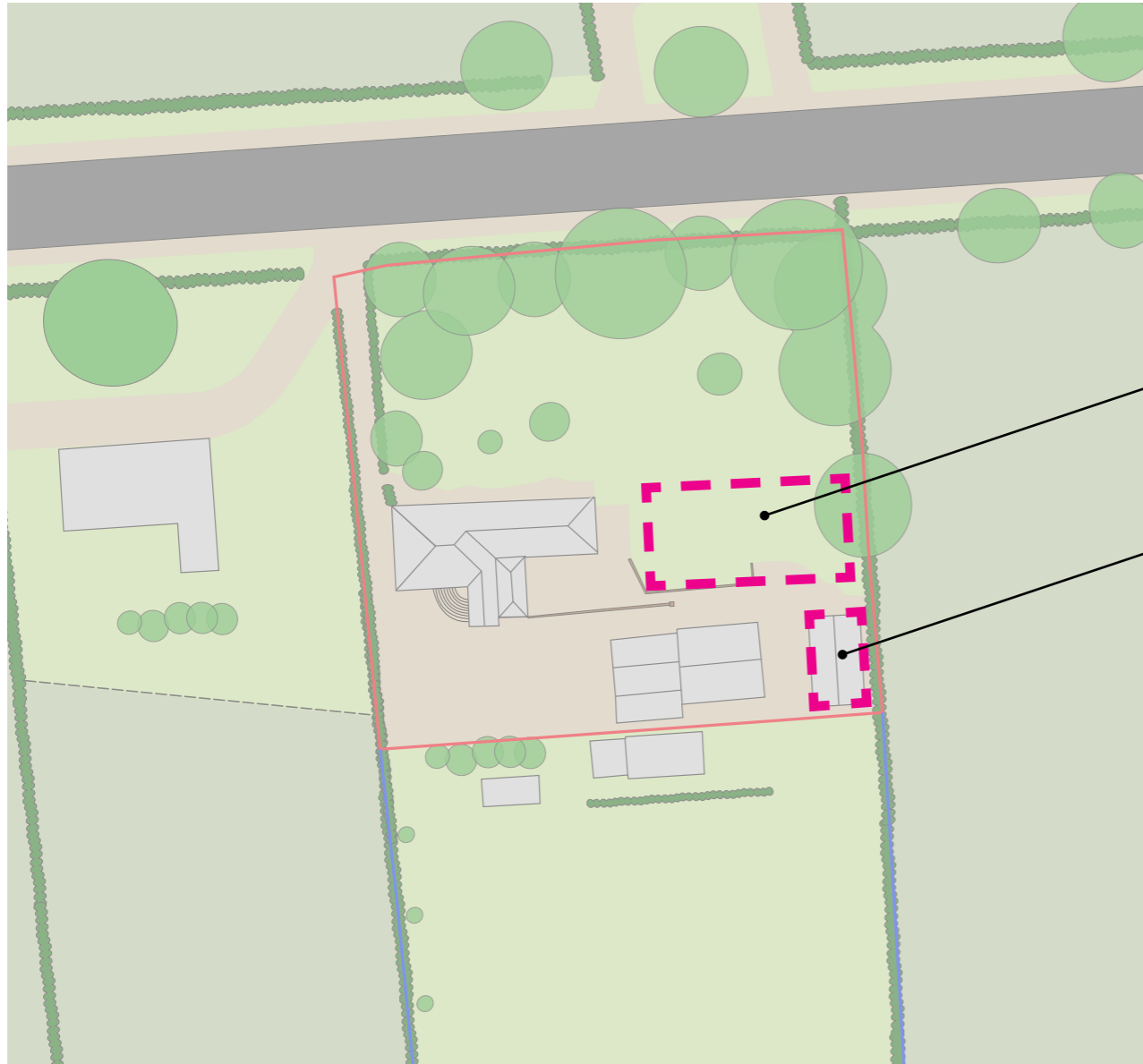
2. Stone

3. Green roof and rooflights

4. 'Up and over' glazing

Design Analysis.

Design Analysis - Scale & Volume



Existing Structures / Approvals

Lawful Development Certificate Volume

Area = 199m²
Volume = 686m³

Existing Store (To be removed)

Area = 51.6m²
Volume = 128.5m³

Total Removed

Area = 250.6m²
Volume = 814.5m³

Proposed Dwelling

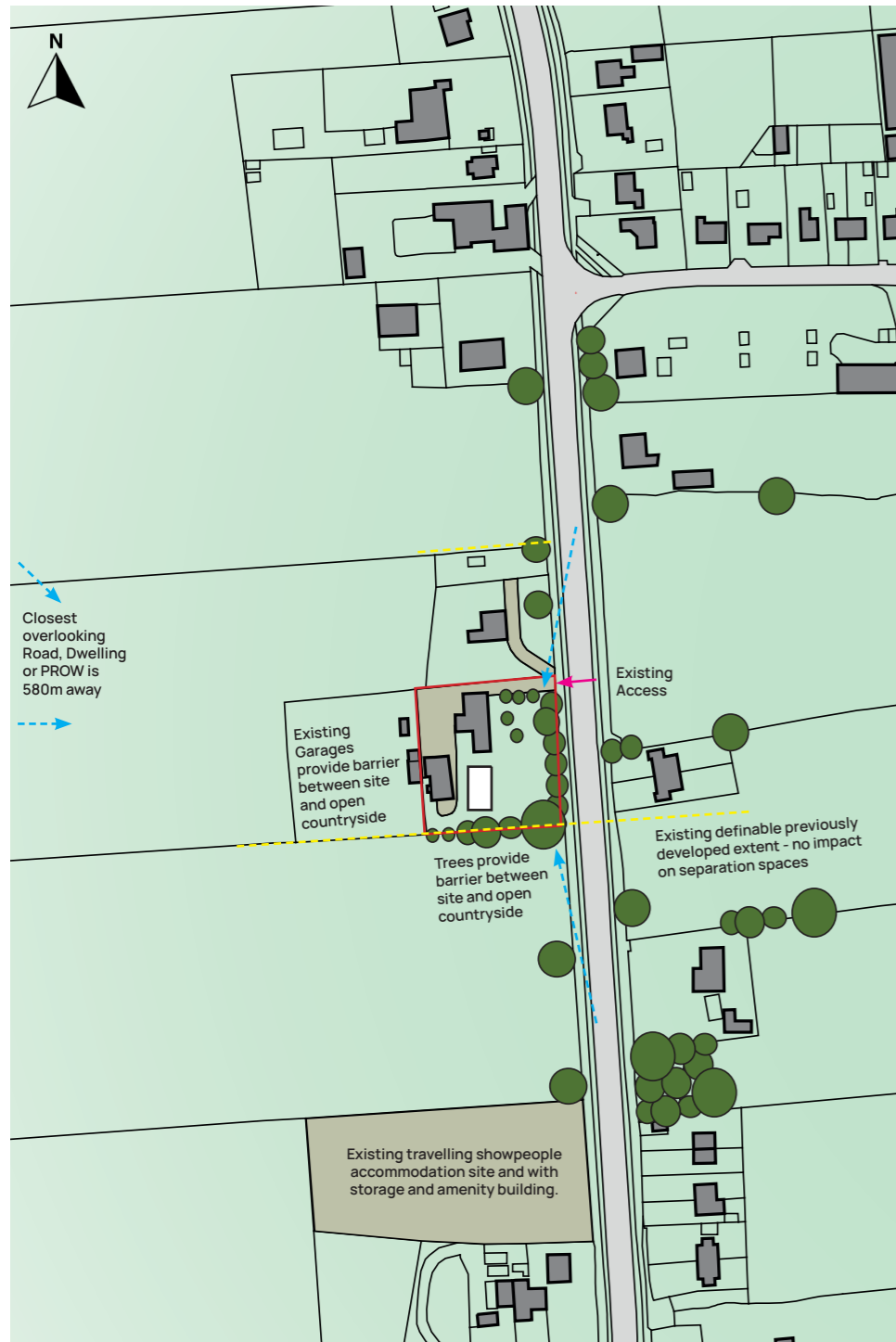
Area = 180m² (70.6m² Less)
Volume = 615m³ (199.5m³ Less)

The proposed dwelling will have a smaller footprint and a smaller volume than the existing store (to be removed) and the approved lawful development outbuilding that will be replaced by these proposals.

Therefore reducing / minimising the impact on the openness, and character on the surrounding open countryside.

The proposal will also site within an existing cluster of buildings and have no greater impact on the urban sprawl of existing buildings. We propose to contain the massing within the existing defined extent of residential curtilage and previously developed land.

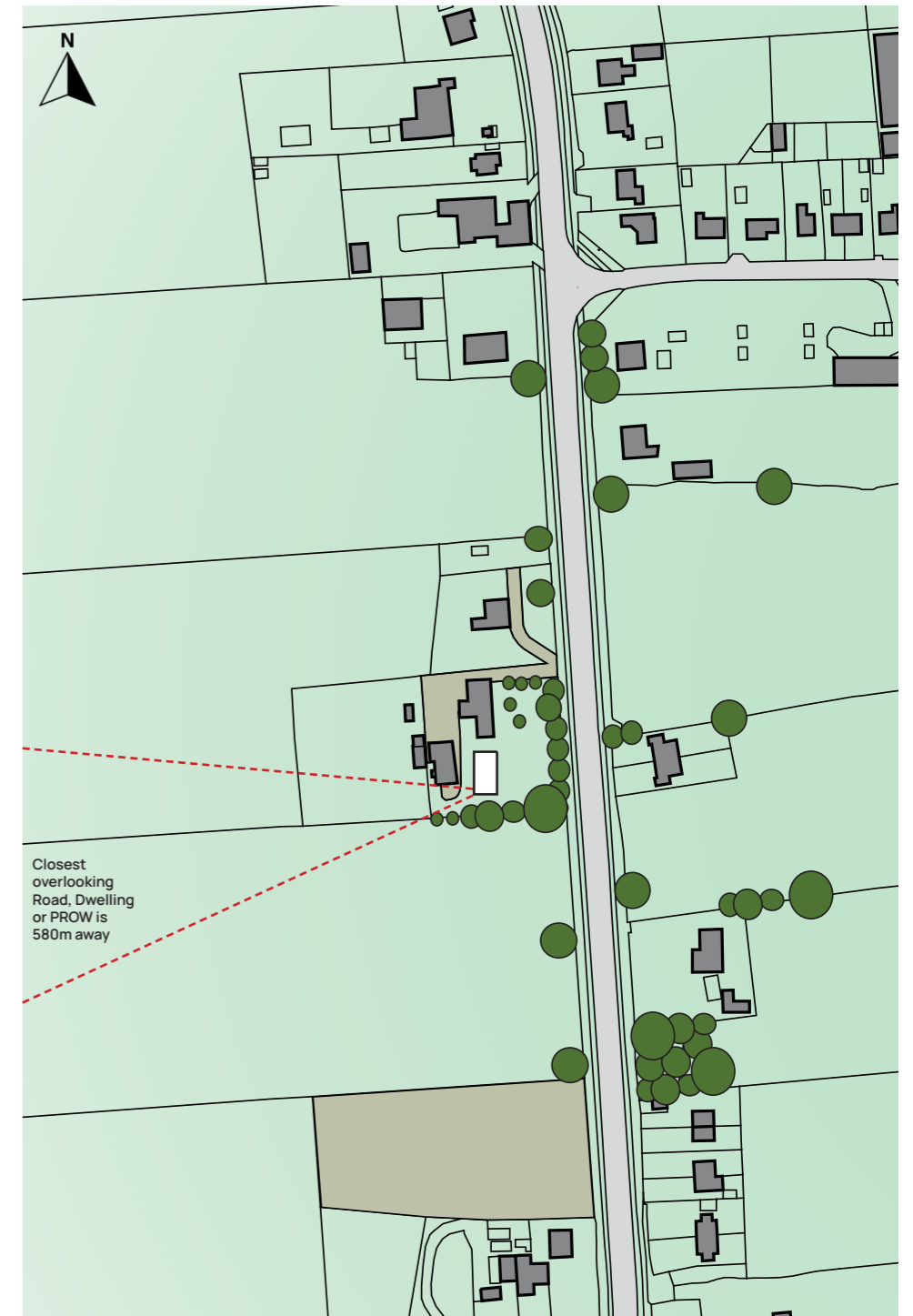
Design Analysis - Visibility & Massing



Existing site constraints and opportunities



Green open countryside void will be retained, the proposed building will have a minimal impact on the openness. The existing views will be retained.



Views into the site are minimal from the North, East and South due to existing screening, building mass and topography. The site is visible from the West however the proposed plot is obstructed from view by existing buildings, the nearest PROW is circa 580m away. We have designed a scheme which maintains the openness of the countryside, with rural materials,

Summary.

Summary

We have worked closely with the applicant to create a suitable home for their family (with their parents owning the existing property). The self-build home will allow them to utilise their skills and knowledge from family trades to build a property of high quality and within the existing domestic curtilage of the family home. The design accommodates the family's needs whilst being mindful of the local character and creating a positive contribution to the dwelling and location.

This document supports the Planning-in-Principle (PIP) application. We have chosen to submit more information than usual at this stage to demonstrate the quality of design the client wishes to achieve, while respecting the beautiful location the site is within minimising any visual impact of the rural setting.

During the technical details submission the proposals will be for an exceptionally designed highly sustainable property which relates to the rural context. The design will be sustainable, providing a dwelling that meets the needs of present and future generations. It will provide quality living spaces that will comply (and surpass) building regulations, and offer high levels of safety and security for all. It will be environmentally sustainable as the replacement dwelling will not only aim to meet the U-Value targets set out by building regulations, but the owners aim is from the development to exceed them.

We welcome your comments and input on the scheme, please contact the agent to discuss in further detail.

BCAE ARCHITECTS

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Fernbank | Cabus

Planning in Principle Supporting Information | December 2023