

# DESIGN AND ACCESS

Application: CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE AND ERECTION OF DOMESTIC GARAGE

Location:- POOL BARN, SKITHAM LANE  
PILLING  
PR3 6BP

Applicant: MR PETER CARTRIDGE

## THE SITE

*Location of proposed garage*



*Prepared by*

***M L Planning Consultancy Ltd.***

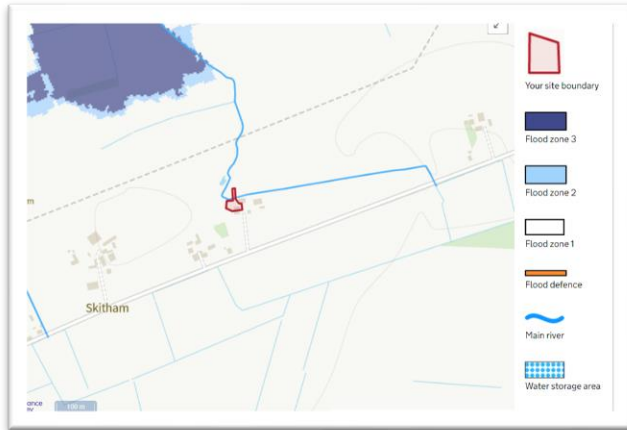
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## The proposal

The proposal is for a change of use of agricultural land to domestic curtilage, and erection of a domestic garage.

The application site is located in flood zone 1.



### HP5 Residential Curtilages

1. Outside settlement boundaries as defined on the adopted Policies Map, an extension to a residential curtilage will only be permitted where it meets the requirements of the Core Development Management Policies and it will not lead to any detriment to the appearance or to the character of the surrounding landscape.
2. In appropriate cases the Council will remove permitted development rights in order to protect the character and appearance of the landscape.

Policy HP5 is the relevant policy in relation to domestic curtilage, and the proposal seeks to extend curtilage in the open countryside. The domestic curtilage was extended previously under Planning Permission 22/00118/FUL, which also included permission for a domestic garage.

The permitted garage in the 2022 permission was never built, and this current application seeks to reduce the size of and relocate the position of the domestic garage. This permission is sought on the basis that, should this application be successful, the applicant would undertake not to construct the previously granted domestic garage, strictly on the basis that the rest of Planning Permission 22/0118/FUL remains in place.

It is not considered unreasonable for the applicant to want to extend the curtilage, which is between the dwelling and a woodland, with a former field access track being included. It will not appear to protrude into the open countryside, given the layout of adjacent properties (who have recently successfully applied for domestic curtilage extensions), and the general domestication of the site overall.

The erection of a domestic building in this land would not encroach beyond the existing built environment, which consists of barn conversions on a former farmstead. There is no view of the site from any public vantage points, and the rear of the development is open fields for almost a mile, before Eagland Hill.

There would be no adverse impact on neighbouring dwellings, in terms of overlooking or loss of light. The garage proposed would not impact upon neighbouring amenity in any way.

At 6 m x 4.2 m, the proposed garage would be slightly smaller than the previously permitted garage (7 m x 4 m), with the same height to eaves (2.5m) and ridge (3.61m) . The garage would have an up and over door to enable vehicle access to the south elevation, with a uPVC double glazed pedestrian door to the north elevation. The construction would be similar to the existing outbuilding/pet house, being rendered block with a tile roof.

### **Trees and ecology**

There is a small woodland adjacent the site. The proposed location of the garage is on an existing concrete track, therefore any harm to root protection zones is already existing and will not be impacted further by the proposed building. No removal of trees is proposed.

### **Summary**

The proposed curtilage extension does not have any significant visual impact upon the character of the area or result in any increased risk of flooding in the immediate vicinity. It would not have any detrimental impact on residential amenity, and there would be no harm in ecological terms. The proposed garage is against a backdrop of trees and could not be seen from any wider public vantage point. There are no detrimental impacts on neighbour amenity, and it is respectfully submitted that the proposal meets with policy requirements.