

**Reserved Matters and Condition Discharge Statement pursuant to Planning Application Number: 22/0757/OUT Erection of 1 rural worker dwelling**

**Site Location:** Longhorn Stables Hagg Lane Upper Rawcliffe-With-Tarnacre Lancashire PR3 0UJ

This application is a resubmission of information provided under the following apps:-

1. 23/00736/REM | Reserved matters application for one agricultural workers dwelling (appearance and scale) following planning permission 22/00757/OUT | Longhorn Stables Hagg Lane Upper Rawcliffe-With-Tarnacre Lancashire PR3 0UJ

The originally submitted plans drawing number LG/BA/2538 proposed a two-storey dwelling. This was considered by the LPA, with concerns raised over the height and subsequent scale of the proposal and whether this reflected the needs of the rural worker at this site.

The dwelling is only intended for a single worker and the plans have therefore been revised so that a bungalow is proposed, providing two bedrooms, kitchen and lounge, office, utility and spaces tailored to the nature of working outdoors with animals (boot room, washroom etc). In terms of appearance design cues have been taken from other nearby dwellings on Hagg Lane:-



Moss House Farm also located on Hagg Lane is similar to the proposal in scale and appearance.



Pennine Bungalow also located on Hagg Lane reflects some of the design features included in the revised plans.

The applicant does not have a large family but nevertheless has a partner and regular visitors including elderly relatives; these needs have been considered in the design. The proposed elevations, floor and roof plans, and site plan are supplied in the form of new plans Drawing number LG/BA/1239.

2. 23/00900/REM | Reserved matters application for one agricultural workers dwelling (access, landscaping and layout) following planning permission 22/00757/OUT

Landscaping Plan LG/BA/1338 rev b was deemed sufficient in addressing the reserved matters of access, landscaping and layout. A written landscaping scheme was submitted in conjunction with the plan. Subject to reflecting the revisions to the design of the dwellings scale and appearance, these details are considered suitable for re-submission, under new drawing number LG/BA/1240 and revised written scheme.

A Climate Change, Refuse and Recycling and Sustainability Statement was included in the submission and is considered suitable for re-submission.

3. 22/00757/DIS1. This application included information to discharge the following conditions 4 (drainage scheme), 5 (Levels), 7 (Ecology Homeowners Pack), 8 (Biodiversity) and 9 (EVCP).

Based on the comments from consultees, a site visit with the Councils drainage engineer and discussion with the case officer, the following documents and plans submitted with 22/00757/DIS1 were accepted: -

Sustainable drainage assessment. Submitted in order to provide details as required by condition 4, the Suds information was deemed acceptable by Council Drainage Engineer Mr Paul Long dated 18<sup>th</sup> Jan 2024 following a site inspection undertaken on 17<sup>th</sup> Jan 2024. The suds information is therefore resubmitted without any revisions.

Landscaping Plan LG/BA/1338 rev b included details in respect of Condition 8 Biodiversity detailing a bird box, a bat box and hedgerow planting. Condition 9 required details of an Electric Vehicle charging point, which was shown on the drawing along with supporting information supplied.

A homeowners Ecology pack was submitted and deemed acceptable by GMEU consultants.

Levels plan LG/BA/1238 was supplied to show existing and proposed ground and slab levels as required by condition 5. Council Drainage Engineer Mr Paul Long stated that details supplied in respect of condition 5 and 9 were acceptable.

Landscaping Plan LG/BA/1338 rev b therefore sufficiently dealt with conditions 8 and 9, Subject to reflecting the revisions to the design of the dwellings scale and appearance, these details are considered is considered suitable for re-submission, under new drawing number LG/BA/1240, which as set out above, also deals with reserved matters of access, landscaping and layout.

Levels plan LG/BA/1238 is revised to reflect the new designs and is provided with a new plan, drawing number Dwg No: LG/BA/1241.

4. Application 22/00757/DIS deals with Condition 6 Contaminated Land. This application is to remain within the system and does not require withdrawal.