

**Planning Statement – Woodend Farm, Plot 5 – Detached double garage**

- 1.1 Application reference 22/00851/FUL for the 'Extension and renovations to listed farmhouse, conversion of barn to two dwellings, demolition of former farm buildings and erection of two detached and two semi-detached dwellings' was approved on 17<sup>th</sup> March 2023, subject to conditions.
- 1.2 Work has commenced, and plot 5 is now substantially complete, as is clear from the photographs below.



- 1.3 Permitted development rights were not removed by way of a condition, however as the whole site forms part of the cultilage for the listed farmhouse, Class E rights are not available.
- 1.4 Mike Halsall suggested, in an email dated 5<sup>th</sup> December 2023, 'applying for the Plot 5 garage under a householder application, our SPD for householder development allows flexibility for providing outbuildings. A heritage statement would be required'.
- 1.5 A Heritage Statement has been prepared by Ian Rowan and is submitted in support of this householder application. This report considers the impact of the proposal on the neighbouring listed buildings.
- 1.6 The site is located in the Green Belt. Paragraph 154 of the National Planning Policy Framework (NPPF) states that the construction of new buildings should be regarded as inappropriate development subject to a number of exceptions. The key exception in this case is c) which relates to 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.
- 1.7 Policy HS5: House Extensions repeats this exceptions and states more specifically that increases of up to 50% are not considered disproportionate. This 50% increase is similarly detailed in the Central Lancashire Rural Development SPD.
- 1.8 Plot 5 has a volume of 792m<sup>3</sup> and the proposed garage is 115.46m<sup>3</sup>, which is well below the 50% threshold.
- 1.9 In accordance with Core Strategy policy 17 (Design of New Buildings) and Local Plan policy BNE1 (Design Criteria for New Development) careful consideration has been given to the scale, design and materials of the proposed garage such that all elements of the proposal are considered to be of high-quality design.
- 1.10 In accordance with the Householder Design Guidance SPD, a double garage is proposed. In addition, the garage will be set back from the main building

line, with space for car parking in front of the garage and the garage will be sited close to the house to minimise intrusion into the open/ rural character of the area.

- 1.11 In light of the fact that the proposal accords with all aspects of national and local planning policy and, in accordance with the presumption in favour of sustainable development, it should be approved without delay.



[kate@kgplanning.co.uk](mailto:kate@kgplanning.co.uk) | [www.kgplanning.co.uk](http://www.kgplanning.co.uk) | 07739825419  
26 Andrew Lane, Bolton, BL1 7JQ, Bolton | Company No: 09866781