

Planning Statement

In support of a householder application for a detached garage with granny annex to first floor

At

**The Beeches
Station Lane
Scorton
Lancashire
PR3 1AN**

**Mr Marc Saysell
9th February 2024**

Introduction

This is a householder application to seek permission for the erection of a double detached garage with first floor ancillary granny annex above.

Site Description

The application site is a dwelling house to the west of Station Lane in Scorton. The application site is designated as countryside on the Local Plan.

The Proposal

The application is for a double detached garage with first floor ancillary annex to provide linked accommodation for the applicant's elderly parents, who require support from their extended family.

The ground floor includes garage space for 2 vehicles and storage space. Power will be provided to the granny annex from the existing dwelling house supply.

Meals will be prepared and taken in the main house, though on occasion they may be prepared in the main house and delivered to the ancillary accommodation. All laundry will be carried out in the main dwelling house.

The proposed building design has been carefully considered to ensure that it is complementary and sympathetic to the existing dwelling.

Planning History

14/00670/FUL - Creation of a sand paddock including 6m high floodlight | The Beeches Station Lane Scorton Preston Lancashire PR3 1AN.

Application permitted: 25th February 2015

Planning Appraisal

The key matters which must be considered for this development are:

- Principle of Development;
- Visual Impact/Design;
- Amenity Impact;
- Impact on Highway/Parking
- Flood Risk

Principle of Development

Policy SP4 permits development/uses subject to considerations of amenity, scale, design.

The proposal is to erect a double detached garage with granny annex to first floor, within the domestic curtilage, to provide ancillary living accommodation for the applicant's elderly parents. The applicants reside in the existing dwelling house, The Beeches. It is imperative that the elderly parents live within the immediate vicinity, to enable their family to provide appropriate care and assistance.

The proposed building is within the domestic curtilage of The Beeches. Access is from existing driveway to the dwelling house and amenity space and utilities are shared.

The ground floor provides a garage for two vehicles and storage area. The first floor of the proposed building provides ancillary living accommodation.

Ancillary living accommodation is acceptable in principle provided that it is secondary to the main dwelling and not completely independent from the main dwelling. The proposed annexe is secondary to the main dwelling, occupying one floor and providing a floor space of only 72 square metres. The access and amenity space will be shared.

It is considered that the proposed development is acceptable in principle for agricultural use under SP4.

Design and visual impact

Policy CDMP3 of the Local Plan relates to design and requires proposals to respect or enhance the character of the area amongst other criteria.

The building will be sited within the domestic curtilage of The Beeches. The materials proposed are red brick walls with slates to the roof, to match the existing dwelling. These are considered to be appropriate materials, in keeping with those used in the existing dwelling house.

The proposed building will measure 6.6 m x 12.6 m. The building is 4.1 m to eaves and 6.12 m to ridge.

Amenity impact

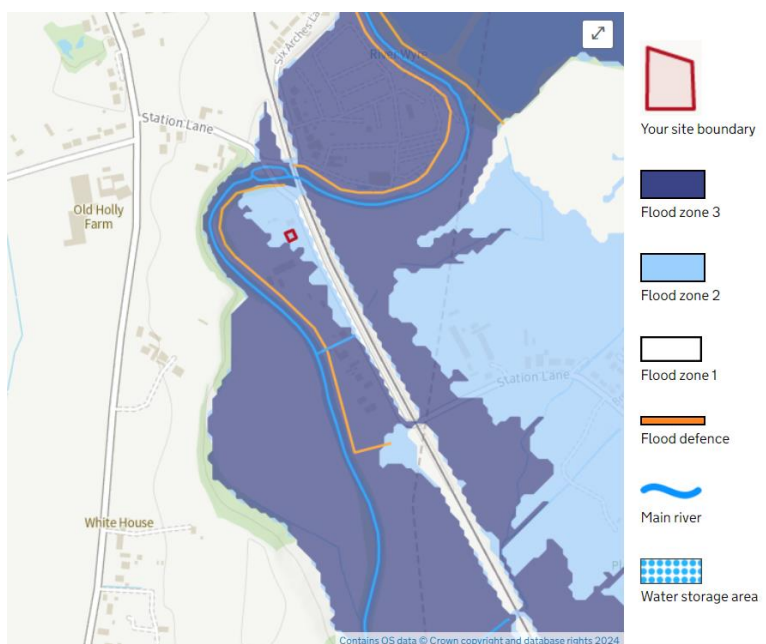
The site has no immediate residential neighbours. The proposed building is within the residential curtilage of The Beeches, some 70 metres from the nearest neighbouring residential property. There is no impact upon neighbouring residential amenity.

Impact on Highway/Parking

Sufficient parking is already available at the site to serve the property as a whole. Any increase in parking requirements would be nominal and would be sufficiently met by the garage building itself. The proposal would not have a detrimental impact upon highway safety.

Flood risk

The application site is located in an area at risk of flooding (Flood Zone 2) as shown on the Environment Agency Flood maps. A flood risk assessment is attached to this application.



Summary

It is submitted that the proposed building complies with all relevant planning policies and it is requested that the application is approved.