

DESIGN AND ACCESS, CLIMATE CHANGE, REFUSE AND RECYCLING STATEMENT

CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE

Mr T Richardson
4 Calder Cottages
Bruna Hill
Barnacre
Garstang
PR3 1QB

The site

The application site is a parcel of land to the side of the applicant's property, which is owned by the applicant as part of his Farm , Sturzaker House Farm.

The land in question abuts the existing domestic curtilage of 4 Calder Terrace to the south to the east

Access

Access will be via the extended curtilage, and the existing access will be permanently closed off

The reason for the extension to the curtilage is to improve turning and parking at the property which is currently restrictive

Use

The land will be an extension of the hard standing at the property to provide parking and turning

THE PROPOSAL

The area measures 155 sq m and will be enclosed with stock proof fencing to the northern boundary enclosed by a 1.5m high post and rail fence

ADOPTED WYRE BOROUGH LOCAL PLAN The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The following policy contained within the WLP 2031 is of most relevance: SP4 Countryside Areas along with HP5 Residential Curtilages

Policy compliance

The area of land subject of this proposal is located in a Countryside Area as designated in the Adopted Wyre Local Plan 2011-2031 (WLP 31), therefore Policy SP4 is relevant. Whilst SP4 does not specifically refer to domestic buildings or enclosures as being an appropriate form of development it would be unreasonable to say that where these are appropriately sited and ancillary in scale to the main dwelling and would not result in an unacceptable impact on the countryside that they would be in direct conflict with the objective of this Policy.

Policy HP5 seeks to protect the character and visual amenities of the countryside. An extension to a residential curtilage will only be permitted where it meets the requirements of Core Development Management Policies and will not lead to any detriment to the appearance or to the character of the surrounding landscape.

Visual Impact / Design / Impact on the street scene

The application site is located to the north of the property.

The proposal would enclose a rough triangular shaped strip area of land 50m long and 5m wide at the widest part. The site is located to the north of the existing garden curtilage.

The area in question is subordinate to the main curtilage of the site. Overall, the proposal is not considered to result in an adverse impact on the openness and rural character of the countryside and would not result in visual harm to the character of the surrounding landscape and would therefore comply with Policies SP4 and HP5. 8.3

A Climate Change, Refuse and Recycling and Sustainability Statement

Location: SP2 of the local plan requires sustainability matters to be addressed in all applications. The development is for a change of use of agricultural land to domestic curtilage.

Climate Change Measures

Energy and CO2 Emissions N/A, this is for change of use of land in agricultural use to land for domestic use

Water N/A

Surface Water Run Off N/A the surface water will be unchanged

Waste N/A

Pollution N/A

Utilities N/A

CONCLUSION The proposed development would be visually acceptable and would not result in harm to the open and rural character of the countryside or the character of the surrounding landscape and would not result in harm to residential amenity .