

Planning Statement including Sustainability Statement and Climate Change Statement

Proposal: Replacement building for domestic workshop and store.

Location: Park Lane Poultry Farm, Park Lane, Forton, PR3 0JX

The Site



1. Google earth image of the site. As reflected by the submitted location and site plans, the extent of residential curtilage is edged in red. The proposed replacement building is situated within the curtilage and is used incidentally to the dwelling.
2. There is further adjoining agricultural land, which is edged in blue, which is not within domestic use. This area is used for grazing for one pony that belongs to the applicant. The area equates to around 0.7 acres.
3. The site is located in the countryside on the eastern side of Park Lane, the nearest settlement is Cockerham, around 3.2 km north of the site. The site is in Flood Zone 1. There is a public right of way on the opposite side of Park Lane to the site, although this does not pass through the site.
4. There is an existing building which will be removed and replaced. The existing building has a Length of 14.5 metres and Width of 10.6 metres. The building is 4.5 metres in height with a sloping roof and open front. The building faces into a yard area at the rear of the existing property where there is parking for cars and ample space for turning.

The Proposal

5. The proposal for planning is a replacement workshop building for domestic use. There are private vehicles kept on the site, along with plant and machinery comprising tractors for personal use, a digger and a dumper.
6. The existing workshop building on site is inadequate in size meaning that many items are stored outside. The existing building is also open to the front and lacks insulation. The applicant proposes a replacement building which is larger, fully enclosed and insulated. This has the benefit of reducing any noise or disturbance to neighbours arising from activity on the building.



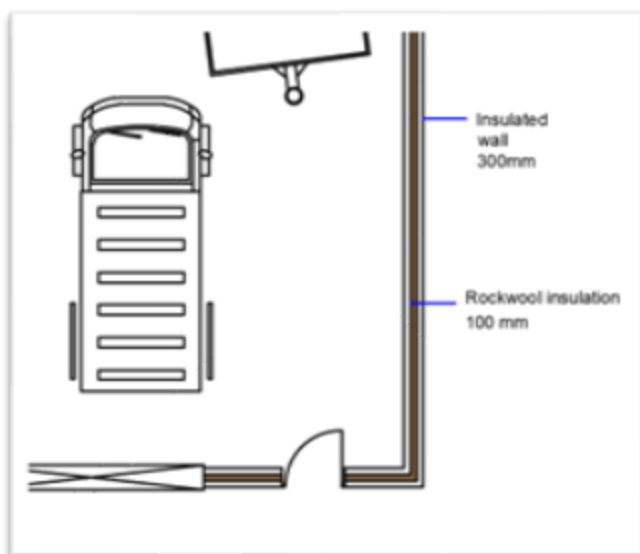
Image to show existing workshop building with open front.



Machinery and vehicles are stored outside. The proposal will accommodate these and in turn improve visual conditions.



7. The building will be used for maintenance, repair, and general storage for the property. There are no air pressured tools in the workshop just bench tools. Activity in the workshop will be carried out privately and incidental to the dwelling.
8. There will however be very occasional maintenance and repair of plant and machinery associated with applicants' groundworks business. This would usually entail one HGV that is brought to the site for maintenance and repair but would not be worked on outside of normal working hours or overnight. The applicant also must store a road sweeper vehicle at the site, as this is not included on the operating licence at the business headquarters in Carnforth. The LPA have been made aware of these activities through historic enforcement investigations.
9. As set out, the applicant is mindful of the activities in the building influencing surrounding properties and is seeking to mitigate this impact with the replacement building.



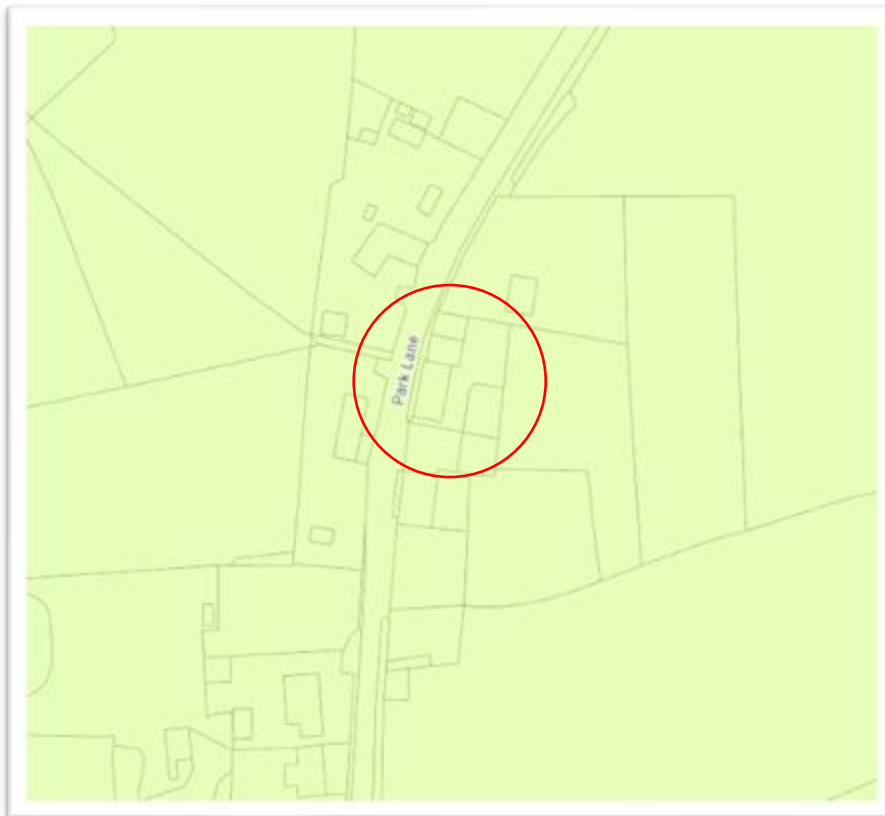
The building will be constructed with insulated walls to reduce noise at 300mm thick with a 100mm rockwool insulation.

10. The plans submitted show a site area of 1253 square metres; this includes the host property and its residential curtilage, as the proposal is incidental to the use of the main dwelling. Additional associated agricultural land is edged in blue.
11. The replacement building measures 10.6 metres in width and 13.5 metres in length. The height to the eaves is 4.2 metres and 5.2 metres to the ridge. The floor area of the proposed building is therefore 143.1 square metres.
12. The proposed materials will be box profile tin in grey cladding to the walls and roof. There will be a roller shutter door to front with additional pedestrian door.

Planning Policy

13. The following policy from the Local Plan are considered relevant.

CDMP1 - Environmental Protection
 CDMP3 - Design



Excerpt from the local plan with the site indicated. The location is well within the Countryside Area on the policy map.

14. **SP4 - Countryside Areas** The application is submitted under a full planning application rather than a householder application. Extensions, alterations and ancillary buildings to an existing property within its curtilage are normally acceptable in principle. The planning system recognises that outbuildings may be required to accommodate uses incidental to the enjoyment of the dwelling.
15. The application property is a residential dwelling within the countryside, which has historically been a farm with associated land and buildings. The prevailing use of the replacement building will be to accommodate and enclose vehicles, plant and machinery used on the land, but further to accommodate a smaller proportion of items associated with the applicant's business. This reflects current circumstances on the site and the application does not involve the introduction of new operations or activities at the site.
16. Whilst Policy SP4 does not specifically list domestic extensions or domestic buildings as being an appropriate form of development in the countryside, it would be unreasonable to say that ancillary domestic buildings would conflict with the objectives of this policy, which is to protect the open and rural character of the countryside.
17. As the proposed building replaces an existing building, in much the same location, close to the dwelling, it is considered functionally related to it and therefore could be acceptable in principle.

18. Functionally, the existing building is clearly ancillary to the dwelling and associated land. There is a clear and present storage need, with some of this storage taking place in the uncovered area to the rear of the existing building. The existing and proposed buildings have a simple, industrial appearance, which is not uncommon for modern buildings for such needs.
19. The existing and proposed building can only be accessed via the same access as the dwelling. Situated just over ten metres from the dwelling, it is contained well within the curtilage and associated land. Although large for an ancillary building, it is not out of proportion with the site. The proposed building does not offer amenities which mean it could be used and accessed independently. The nature of the use has been explained not only in this application but also in dialogue with enforcement officers when visiting the site.
20. **CDMP3 – Design and Visual Impact** The design of the proposed building is not dis-similar in appearance to a typical modern agricultural building appropriate to a rural setting having a pitched roof and profile sheeting to the walls and roof.
21. The existing building is of similar materials although it is open fronted. The scale of the replacement building is greater in length; however, this will incorporate an area of the site which is already developed (concrete surfacing and retaining walls).
22. The proposal is set to the rear of the main dwelling and is screened from views on Park Lane. Views can be gained via the site access although this is not considered untoward. The land levels rise to the rear of the building, which will result in the building being contained within the topography of the site, reducing the impact of its height, bulk and mass.
23. **CDMP1 - Environmental Protection** The building is considered to be sufficient distance from a neighbouring dwelling with a separation of 11 metres, with intervening buildings and boundary treatments. The design of the building is seeking to contain and enclose activity on the site.

Sustainability Statement

The site lies in the countryside, the proposal is judged to comply with the aims of SP4, which seeks to protect the open and rural character of the countryside.

Policy SP2 of the Local Plan requires sustainable development. Matters relevant to this application are to maximise the use of previously developed land, ensuring the development is in an accessible location whilst also protecting the natural environment.

Climate Change Measures Energy and CO2 Emissions

Energy and CO2 emissions will be reduced through the operation of the development and its services.

- We intend to increase the efficiency of the building by limiting heat loss throughout the structure. This will be achieved by installing quality building insulation and ensuring a high standard of building works is carried out.
- All external lighting will use energy efficient fittings.

Water

It is the aim to reduce the consumption of potable water in the development to 120 litres per person per day. This will be achieved through the following:

- Indoor water will be reduced by using water efficient appliances, low water toilet units and flow reducers to w/c fittings.
- Rainwater may be collected and stored for external irrigation uses.

Materials

Where possible, materials with a lower environmental impact will be used in any construction works. This will be achieved through the following:

- Responsible sourcing of materials. Where possible, materials will be sourced locally to reduce carbon transport footprints. Any timber will be sourced from sustainable locations.

Surface Water Run Off

Surface water will be managed to prevent additional demand on the existing rainwater run off for the area. This will be achieved through the following:

- Rainwater may be collected in butts and reused.
- External ground surfaces may be permeable to prevent ponding and flooding and allow a controlled discharge of water through the ground.

Waste

Waste from the construction phase and occupied phase will be dealt with as follows:

- There is ample space within the site access to place a non-recyclable bin and recycling boxes as provided by the local council.
- Other waste and construction waste will be recycled and disposed of sensibly.

Pollution

Pollutants arising from the installation of insulation will be managed through careful choice of insulating materials and efficient installation.

- NOx emissions can be controlled through the installation of a low NOx boiler system on renewal.

Utilities

Water and electricity will be mains sourced and foul sewage will be fed into a newly installed package treatment plant.

Health and Well-Being

The design provides a development which is comfortable and offers the right level of amenity.

- There is ample space and light in all areas.
- Acceptable external areas have been provided for the proposed use.

Management

It will be encouraged that the site will be run in an environmentally, socially considerate and accountable manner.

- It will be encouraged that the construction site will reduce environmental impacts such as noise, dust pollution, water use and CO2 production where possible.