

Design and Access Statement

In Support of a Planning Application for

**The erection of a porch to the front of the
dwelling**

At

**Eagland Hill Farm
New Lane
Eagland Hill
Pilling
PR3 6BA**

**Lisa Dorrington
7th March 2024**

Site Description and Location

The property is located to the northern side of New Lane within a group of dwellings and a church. The area beyond the application site and group- of buildings are England Hill is open countryside. The property is a double fronted semi-detached old house with ancillary living accommodation to the rear.

Proposed Development

The proposal is for the erection of a porch to the front of the property. The porch is positioned central to the main front elevation of the property and in front of the existing front door. The proposal is of a modest size projecting 1.5m from the main front elevation with a width of 2.6m. The porch will have a pitched roof to match the existing dwelling and will be constructed in materials to match the existing dwelling.

Relevant Planning History

19/01040/FUL – use of existing outbuildings as ancillary living accommodation and domestic store – approved

24/00082/FUL – proposed single storey rear extension and new front porch – refused

08/0769 - certificate of lawful use for premises to be used as offices (B1 use) - Approved

Assessment

The proposal was previously applied for under application 24/00082/FUL, together with a rear extension.

Under that application the proposal was considered:-

- To be of an acceptable scale, design and use of materials and not visually detrimental to the character of the existing dwelling or area, therefore compliant with policy CDMP3 of the adopted Wyre Borough Local Plan.
- The porch would not have a detrimental impact on residential amenity.
- The proposal would not have a detrimental impact on highway safety.
- The application site is not located within an area identified at risk of flooding and therefore no issues are presented.

Conclusion

The previous application was refused due to the rear extension having a significant detrimental impact to the residential amenity of the attached dwelling. The porch element of the application, which is the subject of this application, was considered acceptable and we therefore consider that planning permission should be granted.