

# GA



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Graham Anthony Associates

# Planning Statement

Improvement works at Cuckoldman's Farm

<b>CLIENT</b>	<b>Mr Oakes</b>
<b>PROJECT TITLE:</b>	<b>Cuckoldman's Farm</b>
<b>REPORT REF:</b>	<b>GA3060-PS</b>
<b>AUTHOR</b>	<b>Jake Salisbury</b>

## Contents

1.0 Introduction ..... 2

2.0 The Site Location..... 3

3.0 The Proposal ..... 4

4.0 Planning Policy ..... 6

5.0 Design..... 8

6.0 Conclusion..... 9

## 1.0 Introduction

- 1.1 This Planning Statement has been prepared by GA Associates on behalf of Mr Oakes (the Applicant) to accompany an application that seeks to reinstate and restore an existing cottage, restore an existing cottage, provide a glazed garden room extension and demolish some existing agricultural buildings at Cuckoldman's Farm, Blacksnape, Darwen, Lancashire BB3 3PP.
- 1.2 Planning permission is also sought to secure a minor deviation of an existing public footpath. The diversion would take pedestrians along a bespoke path as opposed to through the existing farm conglomeration.
- 1.3 Planning permission will be sought for the development within the planning application boundary shown on Drawing Ref: GA3060-LP-01.
- 1.4 GA Associates consider that all material planning considerations have been addressed within this document and all additional information required to determine the application has been provided within the accompanying drawings.
- 1.5 This planning application includes the following:
  - **Planning Application Forms;**
  - **Planning Statement;**
  - **Ecological Statement;**
  - **Contamination Study; and**
  - **Planning Drawings.**

## 2.0 The Site Location

- 2.1 Cuckoldman's Farm adjoins Roman Road, on the outskirts of Darwen and was a former dairy farm that was purchased by the applicant in 2016. The farm comprises a two bedroom farmhouse with two cottages, detached stone built barn, range of cow shippens, and twin roof hay barn. The farm is only 4 miles equidistant from Edgeworth to the south and the M65 motorway Junction 4 to the north.
- 2.2 This application relates specifically to the two cottages (one has lost its residential classification) that are on site. Following acquisition of the farm the applicant has begun to renovate one of the cottages and this is now being lived in. However, since starting the internal decoration works on one of the dwellings the applicant is looking to provide a greater investment, deliver works that would necessitate planning permission.
- 2.3 GA Associates are aware that the site is located nearby to the West Pennine Moors SSSI, however, the only external works of note included within this application is the provision of a minor glazed extension.

## 3.0 The Proposal

3.1 The proposed development is as follows:

*‘Reinstatement & refurbishment of a former residential cottage, refurbishment of an existing cottage, erection of a glazed garden room, demolition of existing agricultural buildings and diversion of a footpath’*

### Reinstatement

3.2 The application seeks to reinstate an existing cottage that was last occupied in 1956-57.

### Restoration works

3.3 The restoration of the former and existing cottage will see them re-orientated to better take advantage of the northern views. In this instance both cottages have features on the south west elevation that can be transformed into new entrances. Generally, the internal works will centre on making the units better service the demands of modern family life.

### Construction of glazed extension

3.4 The client is looking to invest in the two properties and provide a feature of significant architectural merit. The use of glazing means that the existing character of the buildings will be retained, with clear separation between the contemporary extension and the existing structures.

### Demolition of Farm Buildings

3.5 To allow for the maximisation of the northern views, some redundant agricultural buildings will be removed.

### Diversion of an existing footpath.

3.6 It has been recognised that the delivery of the glazed extension would necessitate a minor diversion of an existing footpath as shown on plan Ref:GA3060-FP-02. This footpath will be

diverted along an existing track, as opposed to the existing line that requires persons to walk through the farm yard. This diversion will also ensure that the cottages have appropriate levels of amenity.

## 4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the duties of decision makers in the determination of planning applications and states:

*'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*

- 4.2 The statutory development plan in this instance comprises the Blackburn with Darwen core strategy (2011), the Local Plan Part 2 (2015), and a number of supplementary planning documents.

### **National Planning Policy Framework**

- 4.3 The NPPF published in March 2012 provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. As per Annex 1 of the NPPF, limited weight will be attached to policies contained within the Publication Draft Local Plan based on the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF. The policies contained within the adopted Plan will be assigned due weight according to their degree of consistency with the NPPF.
- 4.4 The NPPF also provides direction for decision making in planning applications stating that the presumption in favour of sustainable development is a golden thread that should run through both plan making and decision taking, meaning for decision makers (paragraph 14):
- *approving development proposals that accord with the development plan without delay; and*
  - *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
    - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
    - *specific policies in this Framework indicate development should be restricted.*

## Principle of Development

### ***Presumption in Favour of Sustainable Development***

4.5 The NPPF introduces a presumption in favour of sustainable development, stating at paragraph 14 that *'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.'*

4.6 Paragraph 7 of the NPPF identifies that planning should perform the following three roles in the delivery of sustainable development:

*'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

*a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and*

*an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*

4.7 GA Associates consider that the proposals represent a sustainable development and accords with paragraph 7 of the NPPF in the following ways:

- The application is seeking to renovate existing dwellings within the countryside, an approach that is supported in policy terms;
- The design approach and materials have been selected to deliver a scheme of significant architectural merit;
- The diverted footpath will upgrade the existing route for members of the public, while also improving privacy for the dwellings onsite.



## 5.0 Design

- 5.1 At present the built form reflects a rural character. Subsequently, the glazed extension will provide an evident contrast from the existing built form in line with good design practice. As previously mentioned the internal works will focus more on ensuring that the two properties can accommodate the demands of modern family life.
- 5.2 Therefore, GA Associates consider that the proposed development would not have a detrimental impact on the character and appearance of the area. Thus, it would not conflict with the aims of the Local Plan which seek to maintain high standard of design within countryside areas.

## 6.0 Conclusion

- 6.1 GA Associates consider that this Statement provides an acceptable discussion surrounding the main issues concerning this particular application. The level of detail contained within the discussion above reflects the nature of this application:

*'Reinstatement & refurbishment of a former residential cottage, refurbishment of an existing cottage, erection of a glazed garden room, demolition of existing agricultural buildings and diversion of a footpath'*

- 6.2 However, it is judged that more than enough detail is provided to ensure that officers can formulate an informed decision regarding the principals of the development. It has been established that this proposal gains the support of national planning policy representing a sustainable form of development. Furthermore, GA Associates are unaware of any local policy considerations that could potentially preclude this development, therefore, we respectfully request that officers support this application.

GRAHAM ANTHONY ASSOCIATES

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