

PROJECT: RETROSPECTIVE PLANNING

LOCATION: SMITH FOLD FARM, TAYLORS LANE, RADCLIFFE, BOLTON

CLIENT: PHIL JOHNSTON

OUTLINE BRIEF: RETROSPECTIVE PLANNING FOR A REBUILT STABLES



DESIGN STATEMENT

Green Belt Statement-

The purpose of the proposals are for the retrospective planning application for the stables as seen in the photos below. The stables were constructed to replace a previously constructed brick / block and timbe stables on the same footprint.

The purpose of this statement is to outline the justification of this proposal in relation to Green belt matters.

The development proposes the reuse of an existing stable development in a state of disrepair. Located next to other brick built stables the applicant proposed the brickwork with slate roof construction to be in-keeping with the adjacent buildings.

The proposal has been built to sit within the context of the adjacent buildings using similar materials to the buildings in close proximity to the stables. The height has been restricted to allow a traditional slate roof but not to exceed the height of the adjacent buildings.

When reviewing the national Planning Policy framework and specifically paragraph 145. The proposals should be considered an exception for the following reasons.

1. The buildings and site will be used for Agricultural and outdoor recreational purposes.
2. The proposals will not result in a disproportionate addition over and above the original buildings.
3. The replacement of buildings will be of a similar use for the welfare and care of animals.

Under paragraph 146 the application should also be considered under 146 (e) with a design appropriate to preserve the openness of the site.

Access-

The proposal will not change the property access.

Waste Management-

The proposal will not impact or change current waste management strategies

Ecological Statement-

The proposal will not impact or change current ecological use of the site.



Previous construction

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New construction

