



New Garage, Lightowlers Barn, Lightowlers Lane, Littleborough

Heritage and Design Statement

1 Introduction

It is proposed to construct a new detached garage at Lightowlers Barn. This building has recently been separated into two dwellings, and therefore only one of the dwellings currently has a garage.

The proposed new garage will be located to the side and rear of the building, and will be subservient to the original building. The materials will match those of the existing garage on site. This house has had approval for a rear extension under application 21/00436, though this has not been constructed yet. The other side of the barn has had an extension constructed under application 21/00257.

The photo below shows the site

View towards the garage site





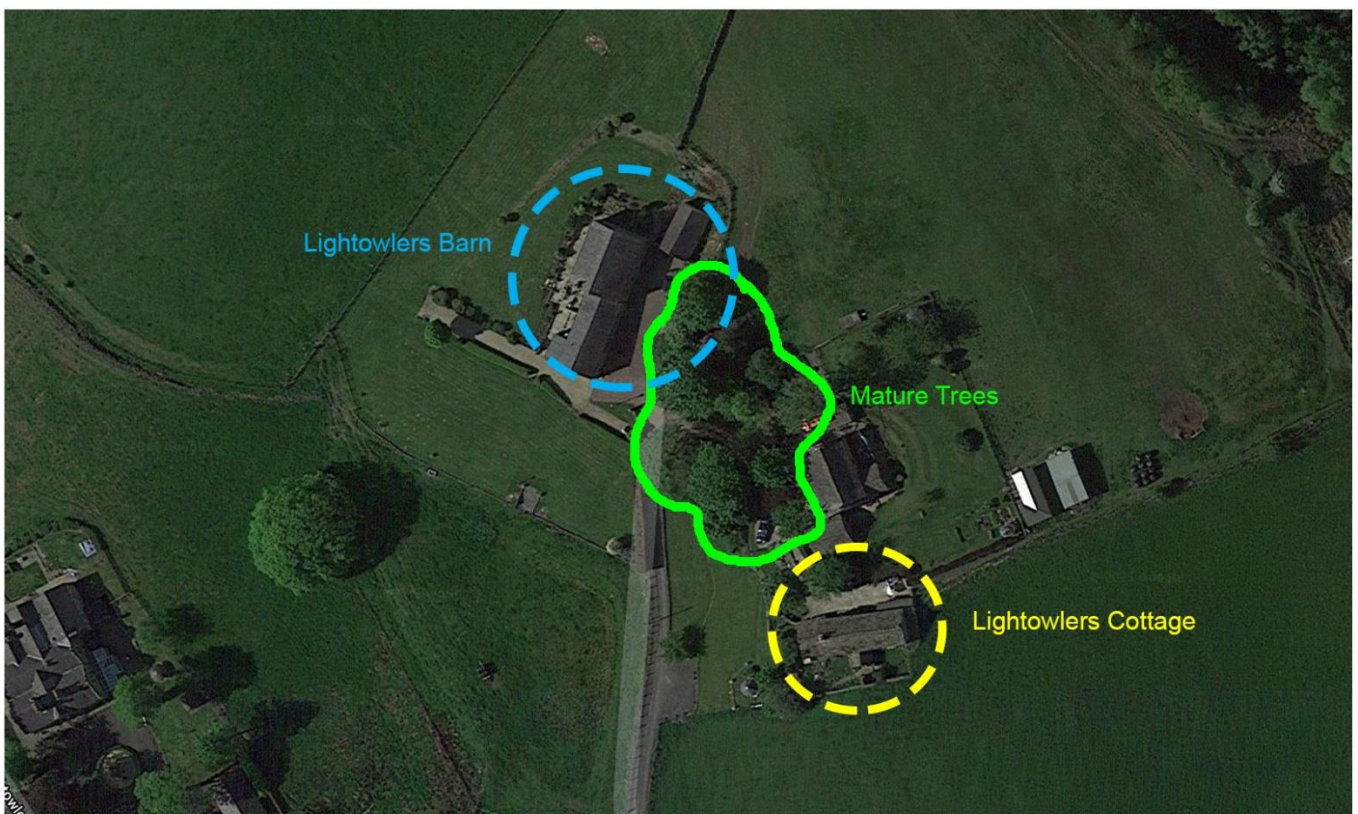
2 Heritage Statement

Lightowlers Barn is not listed or within a conservation area. There is a listed building located approx. 65m away. This is known as Lightowlers Cottage, and has the following listed building entry:

Lightowlers Cottage 14.6.72 II House. Early C18 but incorporating fabric possibly of C17 date. Hammer dressed stone, watershot in parts, with graduated stone slate roof. 3 bays and 2 storeys. Quoins. Gabled porch between bays 1 and 2 and a blocked door (now a window) in bay 3. Two 4 light chamfered mullion windows on ground floor and 4, 3 and 4 light chamfered mullion windows on the first floor, the latter double chamfered and with 2 mullions removed. Gable chimney stacks. Later lean to addition to right gable and wing to left gable. Various window and door openings to rear including one double chamfered mullion window.

Listing NGR: SD9483917261

Lightowlers Cottage is elevated above Lightowlers Barn, and the two buildings are separated by a belt of large mature trees, as shown on the image below. These trees screen Lightowlers Barn from the listed building, and together with the location and size of the proposed garage at the side and rear of Lightowlers Barn, mean that there will be no impact on the listed building from the proposed garage.



The closest conservation area is the Rock Nook conservation area. This is approx. 150m away, and so there will be no impact on this from the proposed garage.



3 Design Statement

The garage has been designed to be subservient to the design of the original building, with materials to match the existing garage.

If we treat the original barn as one building and allow for the constructed extension to the north east and existing garage, the overall original volume of the building is 1997m³, and the extension and garage added together come to 257m³. The volume of the proposed garage is 205m², and therefore the extension, existing and new garages would therefore be 23% of the volume of the original building.

The approved extension (application 21/00436) has a volume of 134m². Even if this was also constructed, the overall volume of extensions and outbuildings would only be 29.8% of the original building volume.

4 Conclusion

The proposed garage at Lightowlers Barn will be a sympathetic and subservient building. The impact on the green belt and Lightowlers Cottage will be small, and so we request that planning permission is granted.