

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No. 3/2007/0244

Date received 12/3/07

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

MR B TAYLOR
HOLINS FARM
CLERK HILL ROAD, SABDEN

Postcode BB7 9FR

Tel No:

Question 1a

Name and Address of Agent

JANET DIXON TOWN PLANNERS LTD
10 A WHALLEY ROAD
CUTHEROE

Postcode BB7 1AW

Tel No: 01200-425051

(Contact's Name JANET DIXON)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

ORCHARD COTTAGE
HOLINS FARM
CLERK HILL ROAD
SABDEN

Question 3

Accurate description of the proposed development (including site area if known)

REPLACEMENT DWELLING
RESUBMISSION

Question 4

Type of application

Please state yes in the appropriate box

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout

Scale

Access

Appearance

Landscaping

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

- d. **Reserved Matters** application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

Layout

Scale

Access

Appearance

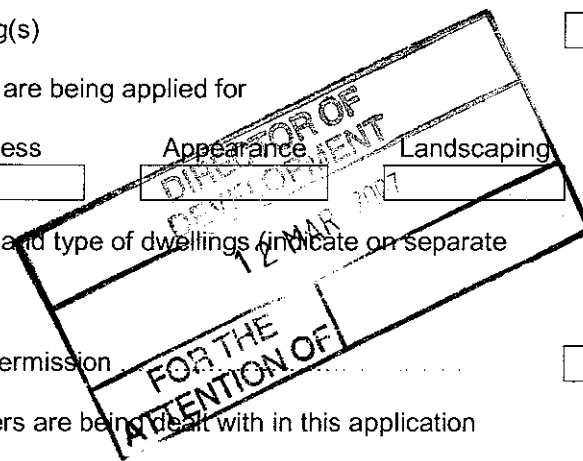
Landscaping

- e. **Continuation of Temporary Permission**

Please give reference number of previous permission ☐

- f. **Modification or removal of a Condition**

Please give the number of the planning permission and the relevant condition ☐



Question 5 Access		Please state Yes or No	Please state Yes or No
Does the proposal involve a new vehicular access?		NO	an altered vehicular access? NO
a new pedestrian access?		NO	an altered pedestrian access? NO
Does there exist any public right of way within the application site?		YES	
Question 6 Trees		Please state Yes or No	
Do you intend to prune or fell any trees as part of the proposed development? If yes, please show the tree(s) on the plan and describe the works proposed.		NO	
Question 7 Existing Uses Describe the existing, or if vacant, the last uses of the site			
RESIDENTIAL			
Question 8 Additional Information		Please state Yes or No	
a Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part2), form P1A		NO	
b Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part3), form P1M		NO	
Question 9 Drainage / Water Supply			
a How will surface water be dealt with? b How will sewage be dealt with? c How will water be supplied?		} ALL AS EXISTING	
Question 10 Materials If building works are proposed please describe all external materials (e.g. brick walls, colour, make and type and show them on your plan) STONE AND WETDASH RENDER	Question 11 Plans Please list the drawings and plans submitted with this application form (5 sets are required): TRA-0133- -1/7D EXISTING FLOOR PLAN -2/7D EXISTING ELEVATIONS -3/7D PROPOSED PLANS -4/7D PROPOSED ELEVATIONS -5/7D COMPARISON OF LEVELS -6/7D EXISTING AND PROPOSED AREA AND VOLUME -7/7D SITE PLAN (LOCATION PLAN) -BAT SURVEY -DESIGN AND ACCESS STATEMENT		
Question 12 Please read and then sign the following statement Declaration I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ NIL - RESUBMISSION			
Signed <u>ACG Styles</u>		(Applicant/Agent) Date <u>27 FEBRUARY 2007</u>	
Question 13 Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995 Certificate A I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates. None of the land to which the application relates is, or is part of, an agricultural holding.			
Signed _____		(Applicant/Agent) Date _____	



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Janet Dixon
TOWN PLANNERS LIMITED

Client Details
Mr B Taylor
Hollins Farm
Clerk Hill, Sabden
BB7 9FR

Project Details
Replacement
Dwelling

Scale
1:1250

Date
23-02-2007

Drawn By
MD

Drawing Number
TRI-0133

Sheet 7 of 7

Rev.
D

SITE: ORCHARD COTTAGE, HOLLINS FARM, CLERK HILL ROAD, SABDEN**PROPOSAL: REPLACEMENT DWELLING. RESUBMISSION****1 ASSESSMENT**

- 1.1 Hollins Farm is situated between Whalley and Sabden and accessed from the A671 Accrington Road via Portfield Road and Clerk Hill Road, from where it is reached via a recently upgraded track running in a south easterly direction. A public footpath runs along the track, but then skirts around the northern and eastern side of the farm. Hollins Farm comprises Orchard Cottage which is the subject of this application, together with the farmhouse standing on one side and a barn recently converted for residential use on the other, and a small amount of land. Land in the vicinity slopes generally down to the south and is well wooded, with areas of deciduous woodland and individual trees in the field boundaries. The predominant land use is agricultural although there are a number of other residential properties in the area, and also a golf course.
- 1.2 When approached along the access track Orchard Cottage appears to be a stone built bungalow, but although the accommodation is confined to one level the depth of the building is actually significantly greater to the rear, having been built into the slope of the land. Furthermore, beneath the floor level there is a substantial open cavity to which access may be obtained via a small door in the south elevation. This part of the property is of stone construction, partly covered with cement render, and has a ridged, stone tile roof.
- 1.3 A single storey, flat roofed extension has been added to the east, which when viewed from the same direction is disguised behind what appears to be a boundary wall. The extension too is set down into the ground, and the boundary wall continues as a retaining wall separating the garden from the barn conversion to the north. Most of the garden for the cottage is situated to the east side of the property although there is an area for parking on the north side, pedestrian access round the west side and a small strip of land to the rear (south). Other garden land to the south and west is associated with the farmhouse. Orchard Cottage is in poor structural condition, the internal layout is poor with access needed through one bedroom to reach another, and due to the change in levels an external flight of

steps is required to exit the rear of the property. An application for a replacement dwelling has previously been submitted under planning reference 3/2006/0820. In principle the development was considered acceptable but some details were not entirely to the satisfaction of the Council and so the application was withdrawn in order for the necessary changes to be made to the plans.

- 1.4 The local plan proposals map shows Hollins Farm as being situated within the open countryside and therefore subject to the provisions of policy ENV3, but land to the south east is also within the AONB and so policy ENV2 which seeks to protect, conserve and wherever possible enhance the landscape and character of those areas immediately outside the AONB may be judged to be applicable. Policy H14 sets out the criteria relevant in the determination of applications proposing the replacement of dwellings in the open countryside, and policy G1 is a general policy which details a number of development control criteria.

2 INVOLVEMENT

- 2.1 A recently commissioned bat survey (copy attached) confirms that development would not be detrimental to wildlife, noting that potential bat roosts will be re-created, although it does advise that the preferred months for work to be undertaken are between September and April. The Highway Authority has also been approached for their views and raises no objection.
- 2.2 Subsequent to the withdrawal of the previous application two meetings have been held with the planning officer in order to address the design issues arising. Essentially the requirements were that both side elevations should be faced with random stone to match that on the front elevation and that the windows in these elevations should be less regular in their form and layout; the ridge height of the atrium should be reduced; and the windows in the rear elevation should be increased in size. In addition, further details were requested to demonstrate the relationship of the development to surrounding properties both in terms of distance and height, and in comparison with the existing dwelling. The detailed plans now submitted incorporate these requirements.

3 EVALUATION

- 3.1 Partly as a consequence of its unusual form and construction and partly due to its neglect prior to purchase, Orchard Cottage is now in very poor repair. Extensive

and costly repairs would be necessary to make the building sound, but with no guarantee of success. Even if this work were to be completed it would still result in a dwelling which incorporates some unattractive features and is difficult to live in. In particular, the internal arrangements are unsatisfactory and the need for an external flight of steps to access the rear garden makes life very awkward.

- 3.2 The high cost of essential repairs and further work to make the property easier to live in would be better spent on rebuilding the dwelling. This would result in a property that benefits from current standards imposed by the Building Regulations, and provide the opportunity to re-design the internal layout. Accordingly a replacement dwelling is proposed.
- 3.3 The principle of a replacement dwelling has been accepted by the Council. However there were issues arising from the proposed manner of that replacement, which have now been addressed.

4 DESIGN

- 4.1 The footprint of the main part of the building currently measures 14.0m in length and is a maximum of 7.5m in depth, with in addition the single storey extension to one side. Re-using the main footprint and extending it to the east the footprint of the replacement dwelling will measure 17.5m in length and 6.6m in depth, with a two storey atrium projecting 1.5m on the rear elevation. Currently the maximum height of the ridge above ground level measured on the rear elevation is 6.8m, and that will become 7.2m. However, the height of the ridgeline above ground level will remain exactly the same as at present, with the increase in the height of the building overall accommodated by digging down.
- 4.2 The proposed scheme also involves the creation of a basement level under part of the building, accessed internally. For this reason a straightforward comparison between the volume of the existing dwelling and the volume of the proposed dwelling, as required by policy H14, is inappropriate. The justification to policy H14 states that as "*... a general guide ...*", outside the AONB the volume of replacement properties should increase the original volume of the dwelling by no more than 70m³ or 15%, whichever is the greater. In this instance the volume of the replacement compared with the existing represents a 40% increase, or a 21.6% increase if the basement is excluded.

- 4.3 The implementation of the policy is intended to ensure that a small dwelling is not replaced with a mansion and we would in principle concur with the need for such a limitation. In this instance however the particular site circumstances are such that when combined with the fact that the new dwelling will be set lower into the ground, a simple analysis of volume is inconclusive. What is relevant to an assessment of the likely impact of the proposal is the actual size of the proposed replacement dwelling and any impact on amenity.
- 4.4 From the front the height of the ridge above ground level will remain unchanged at 4.7m, but the length of the ridge will increase from 14.0m to 17.5m. However this will be offset by the fact that the single storey side extension which currently projects for a further 5.0m to the east and is set forward of the main building, will be removed. The small increase in the length of the ridge line more than compensates for the loss of the flat roofed side extension which currently exists.
- 4.5 The only elevation on which the increase in height (downwards) would be evident is the rear, and this is screened from public view by surrounding vegetation and the fact that it is sited well within residential curtilage. Even this elevation however will have an overall height above ground level of no more than 7.3m and so will be exactly the height that one would expect of a two storey dwelling.
- 4.6 Great care has been taken to ensure that the height of the replacement dwelling compared with the two dwellings to either side remains unchanged since it is in relation to other buildings that the impact of this proposal is most appropriately assessed. Drawing TRI-0133 5/7 Rev D demonstrates by the use of a 100.000 datum line that the existing ridge height will be maintained and that the increase in the height of the rear elevation overall is achieved by lowering the level of the foundations.
- 4.7 This drawing also demonstrates the relationship of the existing and replacement dwelling to the other two dwellings, and should be read in conjunction with the site plan as it appears on TRI-0133 6/7 Rev D. Together they demonstrate that the replacement dwelling will be no nearer to either the farmhouse or the barn conversion than the existing, and that as a consequence of demolishing the single

storey bedroom extension the footprint of the replacement dwelling will actually be further away from the barn conversion.

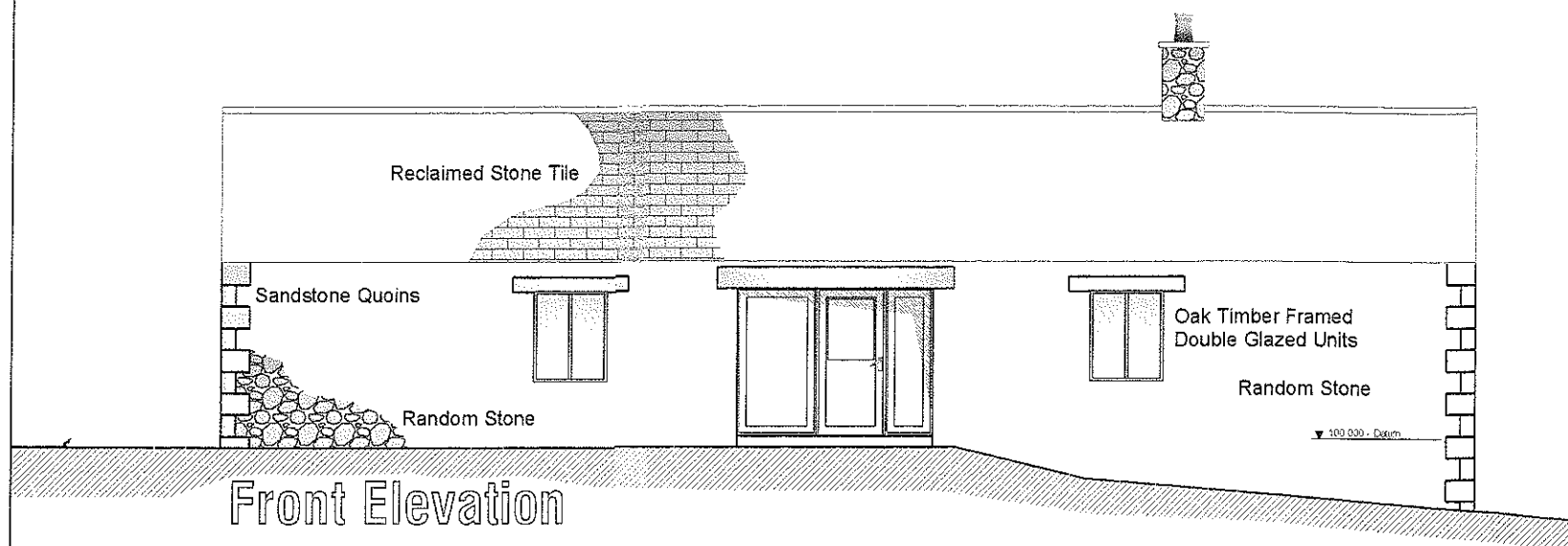
- 4.8 At the request of the planning officer the facing materials on the two end elevations have been altered to random stone in order to match the front elevation. However on the rear elevation, where the planning officer requested larger glazing panels, the use of wet dash render has been retained simply because of the practical difficulty of using random stone effectively in relatively small areas. Furthermore the traditional style of fenestration employed on the front and side elevations is complemented by the use of random stone, whereas the contemporary appearance of the rear elevation is enhanced by the use of wet dash render.
- 4.9 On the rear elevation the planning officer specifically requested that the windows should be increased in size in order to derive maximum advantage from facing due south to utilise the power of the sun as a heat source. This has been done with a mixture of glass and aluminium panels which echo the strong vertical lines of the atrium. The design of the atrium itself has however been modified as requested by reducing the angle of pitch on the roof, which in turn allows the ridge of the atrium to be set significantly below that of the main roof.
- 4.10 The extent of the garden space will remain unchanged, there is parking provision in front of the dwelling and the internal layout and proposed windows are such that the development would not have a significant impact on the residential amenity of occupiers of the dwellings to either side. In all respects therefore the proposal is considered to comply with the requirements of planning policy.

5 ACCESS

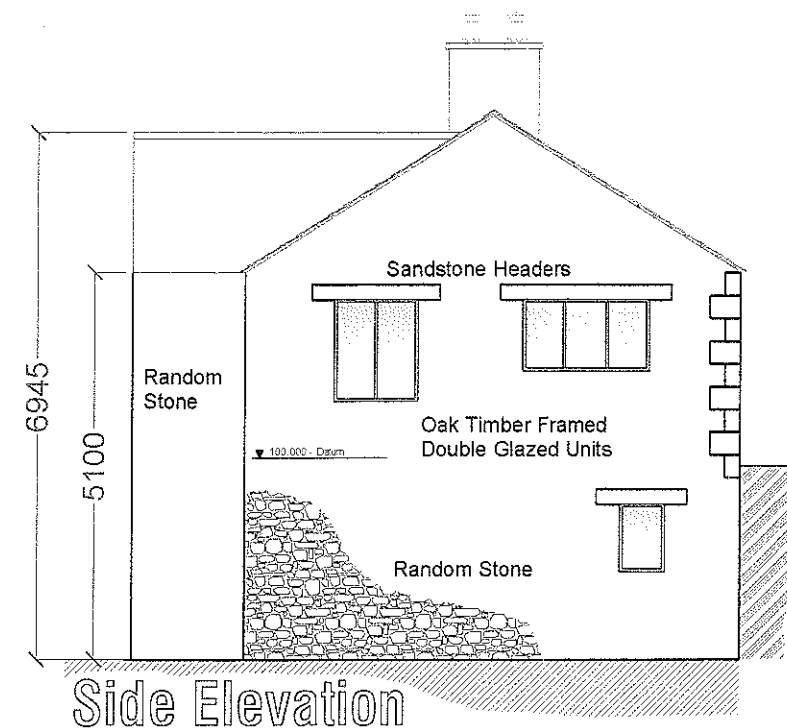
- 5.1 As a straightforward replacement of one dwelling with another there are no implications in respect of access to the site. From the parking area there is sloped access down to the front door and this arrangement would be retained in the proposed scheme.

Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 - 425051

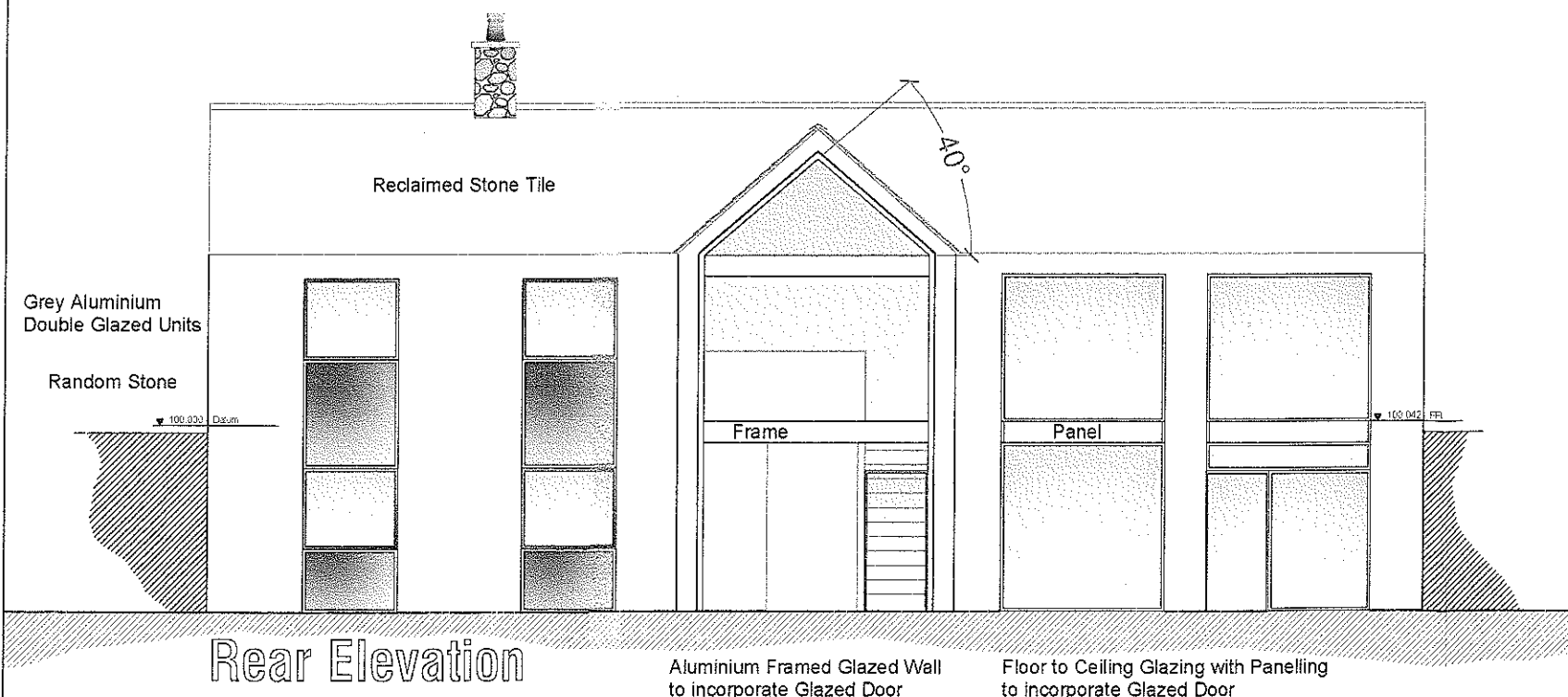
February 2007



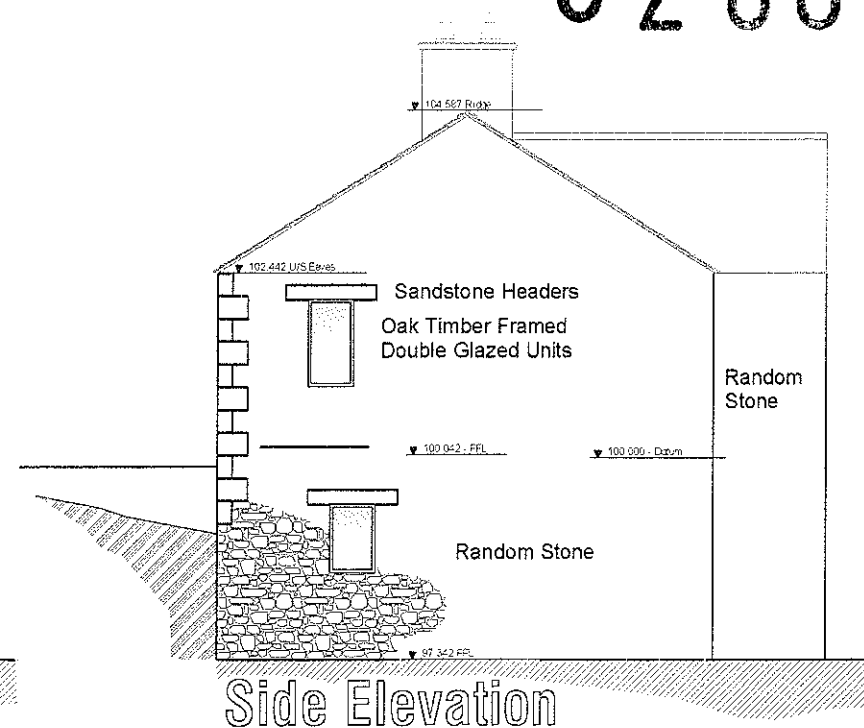
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

320070244P

NOTE

All Dims to be checked on site.
Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction, load bearing capacity & stability.

TriCAD
Solutions Ltd.

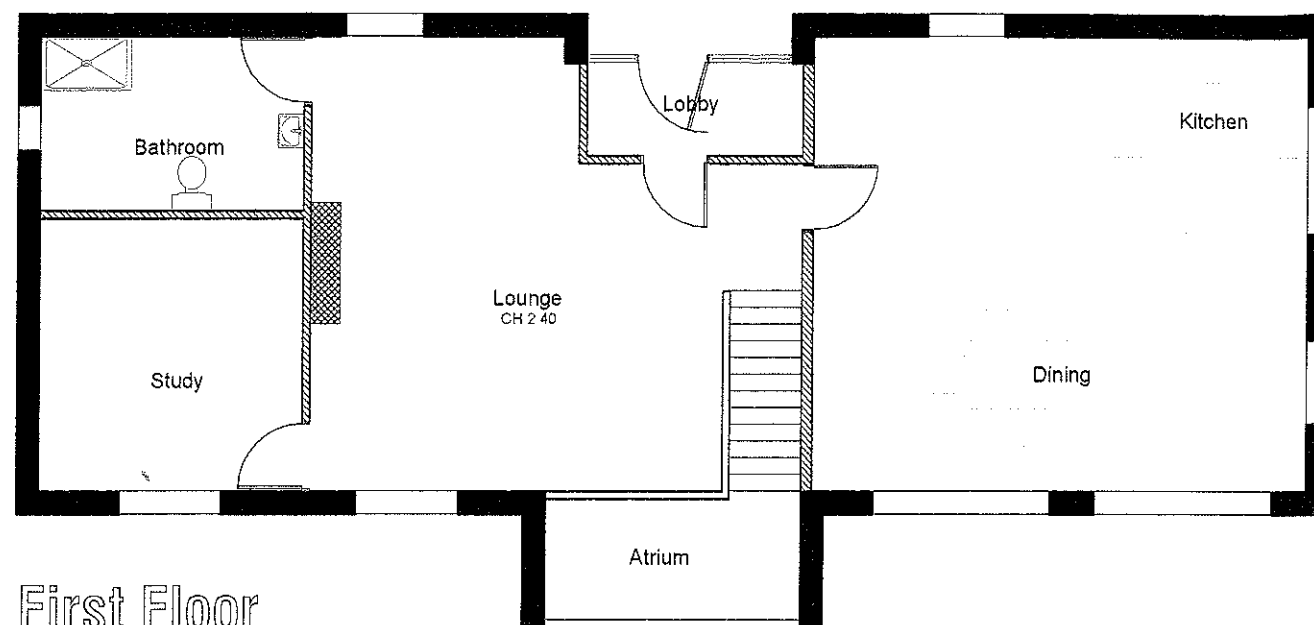
Janet Dixon
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Client Details **Mr B Taylor**
Hollins Farm, Clerk Hill
Sabden BB7 9FR

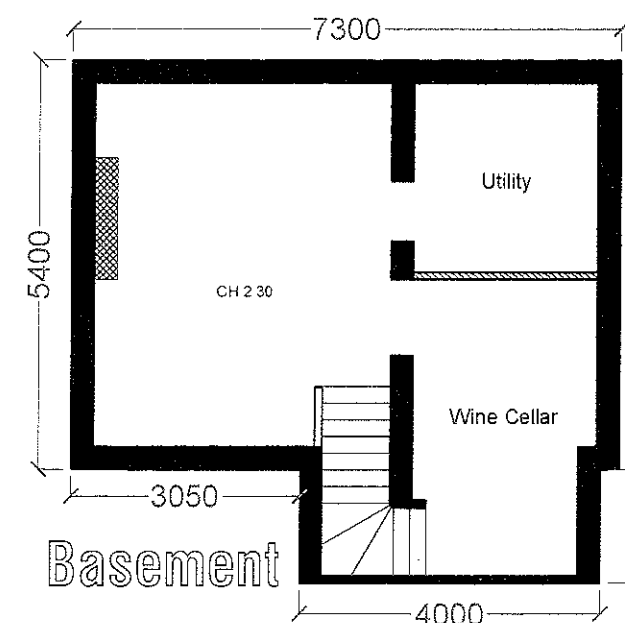
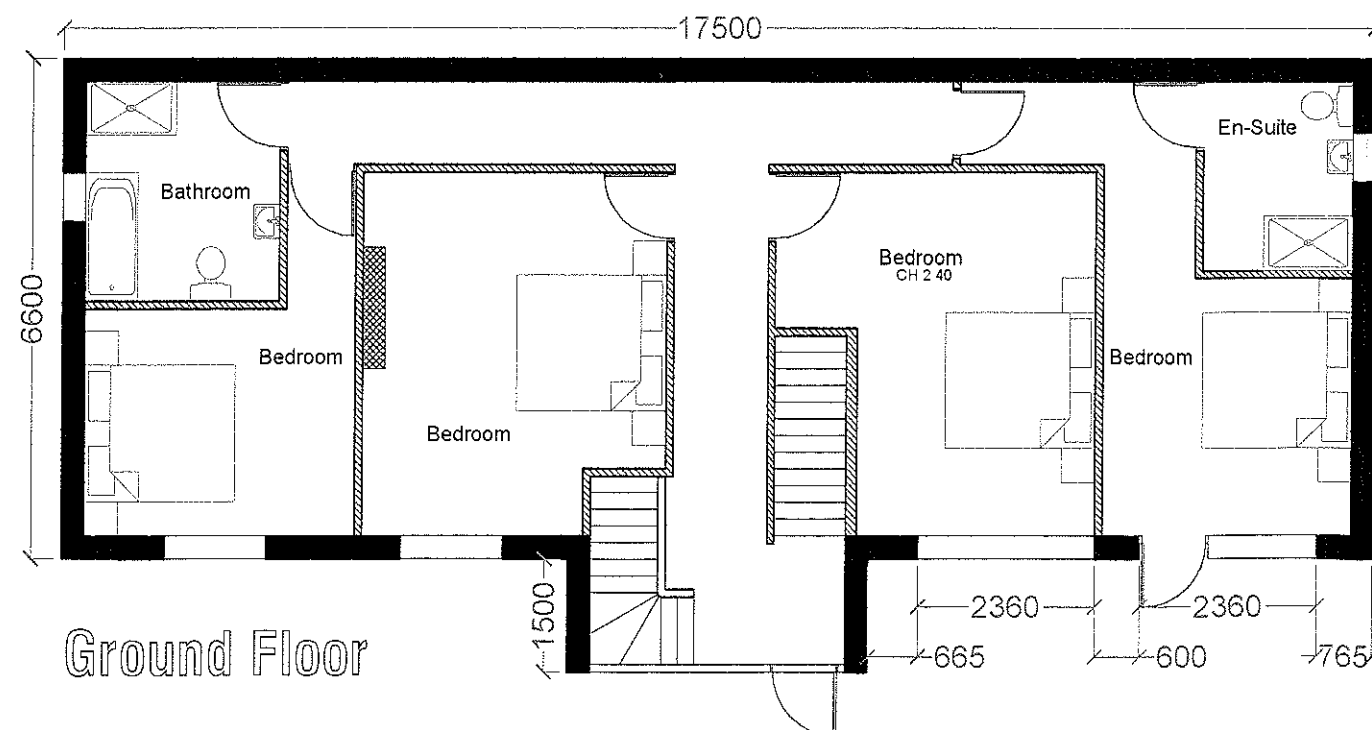
Project Details **Replacement**
Dwelling

Drawing Title **Proposed Elevations**

Scale 1:100	Date 23-02-2007	Drawn By MD
Drawing Number TRI-0133	Sheet 4 of 7	Rev D
Professional CAD Drafting Solutions 10 Holly Tree Way, Feniscowles, Blackburn, BB2 5AB tels: 01284 614365 fax: 01284 614366 mobile: 07809 833000 (09:00-17:00) web: www.tricadsolutions.co.uk		



320070244P



NOTE
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construction, load bearing capacity & stability.

TriCAD
Solutions Ltd.

Janet Dixon

TOWN PLANNERS LIMITED

Client Details **Mr B Taylor**
Hollins Farm, Clerk Hill
Sabden BB7 9FR

Project Details **Replacement**
Dwelling

Drawing Title **Proposed Plans**

Scale 1:100	Date 23-02-2007	Drawn By MD
Drawing Number TRI-0133	Sheet 3 of 7	Rev D
Professional CAD Drafting Solutions 10 Holly Tree Way, Farnsworth, Blackburn, BB2 5AB tel: 01254 614065 mob: 077809 6300 fax: 01254 614066 web: www.tricad.co.uk		