



RIBBLE VALLEY
BOROUGH COUNCIL

22 DEC 2011

For office use only

Application No. 320120010P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr & Mrs First name: B Surname: Allison

Company name:

Street address: The Eaves

Pendleton Road

Wiswell

Town/City: Clitheroe

County: Lancashire

Country:

Postcode: BB7 9BZ

Telephone number: Country Code National Number Extension Number
Mobile number:
Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Francis Surname: Shaw

Company name: Wighton Jagger Shaw Architects

Street address: 14-15 Regent Parade

Town/City: Harrogate

County: North Yorkshire

Country:

Postcode: HG1 5AW

Telephone number: Country Code National Number Extension Number
Mobile number:
Fax number:

Email address: info@wjsarchitects.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of all buildings on site (Existing house, kennels and various outbuildings) and erection of new dwelling

Has the building work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

| | | | |
|-----------------|----------------------|---------|----------------------|
| House: | <input type="text"/> | Suffix: | <input type="text"/> |
| House name: | THE EAVES | | |
| Street address: | PENDLETON ROAD | | |
| | WISWELL | | |
| Town/City: | CLITHEROE | | |
| County: | <input type="text"/> | | |
| Postcode: | BB7 9BZ | | |

Description of location or a grid reference
(must be completed if postcode is not known):

| | |
|-----------|--------|
| Easting: | 375155 |
| Northing: | 438116 |

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

| | | | | | |
|--------|----|-------------|-------|----------|----------|
| Title: | Mr | First name: | Sarah | Surname: | Westwood |
|--------|----|-------------|-------|----------|----------|

| | |
|------------|--------------------------|
| Reference: | sw/cms/rw/2010/Enq/00337 |
|------------|--------------------------|

| | | |
|--------------------|------------|--------------------------------------|
| Date (DD/MM/YYYY): | 13/05/2001 | (Must be pre-application submission) |
|--------------------|------------|--------------------------------------|

Details of the pre-application advice received:

| |
|---|
| Various conversations with planner and letter received, please see attached letter as an appendix in the design and access statement. |
|---|

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

| |
|---|
| Please see drawing 105/02(02)002 and 003D |
|---|

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

| |
|---|
| Bins currently stored on site, proposal to match. |
|---|

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

| |
|----------|
| as above |
|----------|

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

ston, white render kennels

Description of *proposed* materials and finishes:

dressed stone

Roof - description:

Description of *existing* materials and finishes:

slate tiles, corrugated roof to kennels

Description of *proposed* materials and finishes:

slate tiles

Windows - description:

Description of *existing* materials and finishes:

wood, upvc and metal velux

Description of *proposed* materials and finishes:

metal windows

Doors - description:

Description of *existing* materials and finishes:

wood, upvc

Description of *proposed* materials and finishes:

wooden doors

Boundary treatments - description:

Description of *existing* materials and finishes:

Fence, hedge and trees

Description of *proposed* materials and finishes:

As existing, additional trees to north, new gate posts

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

stone/gravel

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings 105/02(02) 001B, 002, 003D, 004B, 005B, 006B, 007B, 008A, 009B, 010B, 011B, 012B, 013B, 014B, Design and access statement rev B, Arboricultural reports (phase 1 and 2) Bat survey, Phase 1 habitat report, Letter from planning (appendix in D&A statement) drawing issue sheet.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Cars | 12 | 11 | -1 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
 Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Private Dwelling and separate kennels buildings

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

17. Residential Units (continued)

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Market Housing - Proposed

Market Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | 1 | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | 1 | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total

Existing Market Housing Total

Overall Residential Unit Totals

| | |
|----------------------------------|---|
| Total proposed residential units | 1 |
| Total existing residential units | 1 |

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

| Use class/type of use | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--|--|---|---|--|
| A1 Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Please Specify | 370.6 | 370.6 | 0.0 | -370.6 |
| Total | 370.6 | 370.6 | 0.0 | -370.6 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
| | | | | |

19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |
| | | | | | | | |

21. Site Area

What is the site area?

00 52

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes

No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes

No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent

The applicant

Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name: Francis

Surname: Shaw

Person role: Agent

Declaration date: 22/12/2011

Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name: Francis

Surname: Shaw

Person role: Agent

Declaration date: 22/12/2011

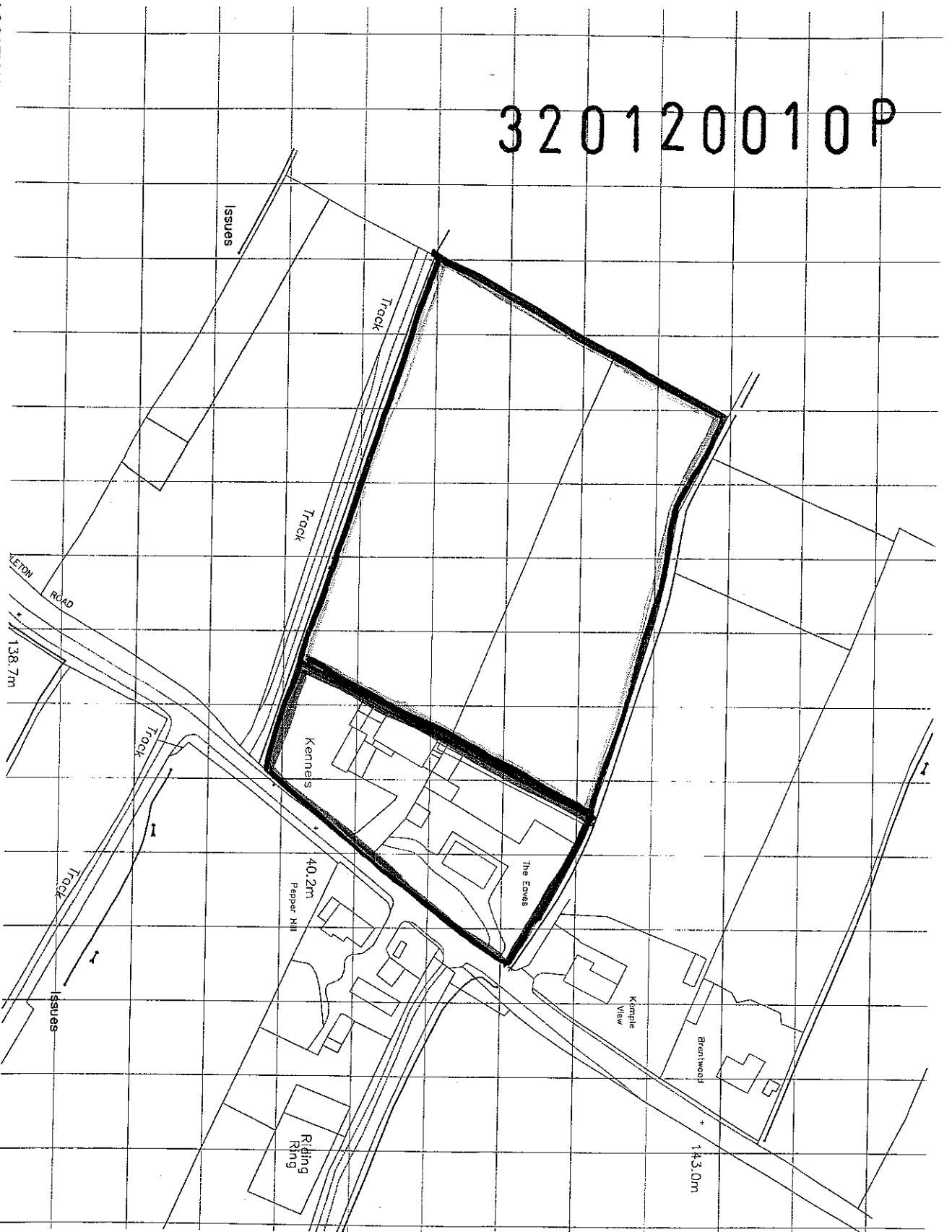
Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Date 22/12/2011

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LOCATION PLAN - Scale 1:1250 @ A3

- TITLES**
- 1. All dimensions and notes are in metric units.
 - 2. Any dimensions in blue print are to be used for construction.
 - 3. All dimensions are to be taken from the centre of the line, unless otherwise stated.
 - 4. The site is shown as a plan view and is not to be taken as a section.
 - 5. The site is shown as a plan view and is not to be taken as a section.
 - 6. The site is shown as a plan view and is not to be taken as a section.
 - 7. The site is shown as a plan view and is not to be taken as a section.
 - 8. The site is shown as a plan view and is not to be taken as a section.
 - 9. The site is shown as a plan view and is not to be taken as a section.
 - 10. The site is shown as a plan view and is not to be taken as a section.



No. 10
 Date 20/11/11
 Site 320120010P
 Drawn by J. W. W. W.
 Checked by J. W. W. W.
 Date 20/11/11
 Scale 1:1250
 Project THE EAVES
 WIMBORNE
 MR. & MRS. ALLISON

14 - 15 Doggall Drive
 North Yarebin
 Vic 3175
 Tel: 03 925 8599
 Fax: 03 925 8598
 www.mhpl.com.au



105/01 (02)001 B
 105/01 (02)001 B

320120010P



Ref: 105/01/LA/01
Date: 17 June 2011
Revision B: 21st December 2011

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WISWELL HALL, PENDLETON ROAD, WISWELL
DESIGN AND ACCESS STATEMENT
FOR THE CREATION OF A NEW COUNTRY HOUSE



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- 10.0 APPENDIX I – SITE PHOTOGRAPHS
- 11.0 APPENDIX II – HISTORICAL PRECEDENT
- 12.0 APPENDIX III – PHOTOMONTAGES
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1.0 SUMMARY

- 1.1 The purpose of this design and access statement is to set out the rationale behind the creation of a new country house in Wiswell near Clitheroe.
- 1.2 The proposals are to demolish the existing dwelling 'The Eaves' on Pendleton Road to create a major new residence.
- 1.3 The scheme is considered to satisfy the provision of local and national planning policy. It represents the reuse of previously developed areas of the site in keeping with the character of the countryside and local distinctiveness, in accordance with PPS7 key principles 1 (v-vi).
- 1.4 The proposals represent a reduction in building footprint on the site and do not represent intensification in use. The impact upon the immediate site is constrained by the existing southern development boundary and agricultural land within the site boundary will remain largely unaffected.
- 1.5 The proposals represent a good long term use for an existing developed site to significantly enhance the immediate setting and that of the adjacent Area of Outstanding Natural Beauty.



Figure 1 –Aerial view of the site in relation to the adjacent properties

2.0 INTRODUCTION

- 2.1 The 5.1 acre site lies in the Ribble Valley just outside the Forest of Bowland Area of Outstanding Natural Beauty. Situated on Pendleton Road, Pendle Hill rises steeply to the east and the land falls away gently towards the River Ribble to the west.
- 2.2 The existing house is an extensively altered post war prefab with accommodation over two floors faced with natural stone under a slate roof (See photographs included in Appendix I) The kennel buildings were developed from large poultry sheds over fifteen years ago. The present owners bought both the house and the kennels and have subsequently improved the kennels business. The owners now have a very young family and have aspirations to build a new family home.
- 2.3 The surrounding properties are of a similar style to 'The Eaves' being extensively altered post war prefabs which are at odds with the nearby seventeenth to nineteenth century farms in a vernacular style.
- 2.4 The location plan below shows the site area outlined in red. The plan is not to scale (a scale copy is included in the supporting planning drawings)

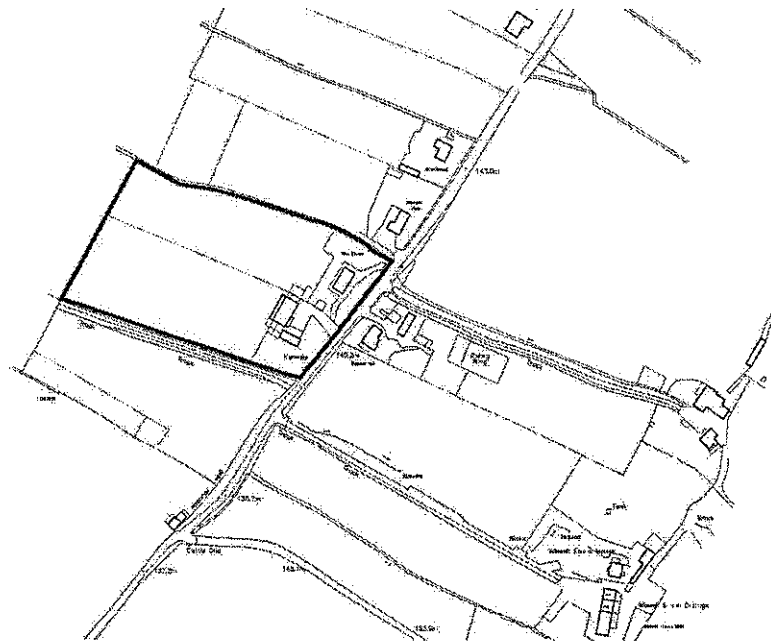


Figure 2 - Site Location Plan

- 2.5 There is currently vehicular access into the site off Pendleton Road via driveways to both the house and the kennels.
- 2.6 The existing buildings are separated from the agricultural land to the north western end of the site by a hedge and timber panel fence. All development on the site is contained within this boundary and development on adjacent properties is similarly contained.

3.0 PLANNING POLICY

3.1 National Planning Guidance – Main Relevant Policies

PPS1

Sets out the key principals for creating sustainable development in both urban and rural areas and ensures that planning policies should promote high quality design. Preservation of character and quality of the countryside are stressed.

PPS3

States how good design is essential for high quality housing and how new housing should have its “own distinctive identity and maintain and improve local character”.

PPS7

Reinforces PPS1 in relation to sustainable development in rural areas by, for example, utilising brownfield or previously developed sites. Also recognises that tourism and leisure activities are vital to rural economies.

A wide range of economic activities should be encouraged in rural areas and “a positive approach to planning proposals designed to improve the viability...of existing services and facilities” should be adopted.

Sets out how the exceptional quality of a new house may provide special justification for granting planning permission “The value of such a building will be found in...the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area”.

3.2 Local Planning Policy – Main Relevant Policies

The Ribble Valley Local Development Framework and the Districtwide Local Plan do not have specific policies which deal with replacement large houses although there are policies which deal with conversions and new build houses on undeveloped sites.

Policy G1 (Development Control)

Sets out the criteria for determining planning applications including:

- Visual appearance and relationship to surroundings
- Materials should be sympathetic to character of the area

Policy G1 also requires all proposals to provide a high standard of design.

Policy ENV2 (Forest of Bowland)

Protects and seeks to enhance the landscape and character of those areas immediately adjacent to the Forest of Bowland AONB. Environmental effects of proposals such as design, materials, scale and landscaping will be a major consideration.

Policy H2 (Dwellings in the Open Countryside)

States that the impact of proposals will be a key consideration including issues such as scale, design and materials to reflect the character of the area.

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3.3 Additional relevant Local Planning Policy

Policy G5 (Development Outside the Main settlements)

Policy ENV3 (Open Countryside)

Policy H15 (Conversions – Location)

Policy H16 (Conversions – Building)

Policy H17 (Conversions – Design)

Policy H23 (Removal of Holiday Let Conditions)

4.0 SITE INVESTIGATION

- 4.1 Our client has commissioned a number of surveys of the site to inform the design of the building and to ensure that any special interest on the site is not adversely affected. Copies of all the surveys and reports are included with the application documents.
- 4.2 A topographical survey has been prepared by Survey Operations to give a clear indication of the size and physical characteristics of the site.
- 4.3 An arboricultural survey has been undertaken by GM Tree Consultants. The survey has informed the location of the proposed building on the site to minimise any effect on the existing trees and retain all those of high value. As a result of the tree survey the proposed garaging was moved under the north eastern wing of the house to ensure that the vehicle access did not affect existing trees.
- 4.4 An ecological survey was carried out by Simply Ecology and comprises of a Phase 1 habitat survey. The report concludes that "the loss of small areas of garden planting will be compensated by the reversion of areas which are currently kennels and hardstanding into garden" and that "No additional evidence for the presence of protected, rare or notable species was found".
- 4.5 A bat survey has been undertaken by Earthworks Environmental Design and concludes that "There is no evidence of bat roosting activity associated with this property".

5.0 DESIGN RATIONALE

- 5.1 The Ribble Valley around Clitheroe is home to a series of major country houses and the proposal to create a new 'Wiswell Hall' is conceived as a continuation of this long tradition
- 1.2 The creation of a new hall or manor house seemed the most appropriate approach to creating a large house of some eight bedrooms. Other approaches were explored with the Local Planning Authority including a farmstead design. This was discarded as these buildings evolve over hundreds of years adapting to climate, context and commercial needs and the creation of an 'instant farmstead' would be incongruous and inappropriate given the lack of historical agricultural use.
- 1.3 The decision to create a traditional country house seemed the most logical and appropriate solution to the context and hierarchy of the local buildings. The creation of a 'great house' harking back to the prodigy houses of the sixteenth and seventeenth centuries is a continuation of the arts and crafts movement in its many architectural guises which uses the simple, stark but elegant forms of the Jacobean house to good effect. Houses such as 'Blackwell House' by Baillie Scott and Webb's 'Four Gables' in Cumbria, and Norman Shaw and E.S. Prior's Carr Manor in Leeds all use the local vernacular as a pastiche to create a more simplified, austere interpretation. There are countless other examples across the country by architects such as Edwin Lutyens, Ernest Grimson and Ernest and Sidney Barnsley.
- 1.4 In order for this approach to be successful, it is important that the context is traditional and that the detailing relates to the region. Choice of materials should also be closely tied to the locality.
- 1.5 There are many good examples of the local vernacular to take inspiration from such as Mitton Hall – a Victorianised mansion now a hotel, Stirk House – a good seventeenth century manor now also a hotel. Slightly further away Browsholme Hall is a quirky but grand seventeenth century hall of character and Hammerton Hall in Slaidburn is a complete seventeenth century manor in the stark character of the region. Photographs of these houses can be found in Appendix II.
- 1.6 Other houses of note in the region are Clegg Hall in Rochdale – a fine seventeenth century merchants hall - and Gawthorpe Hall is a fine example of an Elizabethan prodigy house associated with the architect Robert Smythson. Haighton Manor further down the Ribble Valley near Preston is also a fine seventeenth century country manor house of very similar proportions to the proposed Wiswell Hall.
- 1.7 Stylistically, there is a clear language of 'E' form or variant plan arrangements, raised plinths, string coursing, corniced eaves and gables with finial details. Using this local language and continuing the tradition of the 'great house' results in a proposal which is rooted in and appropriate to the local landscape character.

6.0 LAYOUT & USE

- 6.1 The proposal is to create a fine country residence with guest accommodation and ancillary facilities by replacing the existing house and kennels.
- 6.2 The house is designed around a compact 'E' plan (see figure 3) over four levels with the basement level sunk fully into the ground and the top floor being contained within the roofspace.
- 6.3 The building is entered into a central hall with a grand staircase giving access to the upper floors. The formal reception rooms are contained within the northern wing whilst the family areas including sitting room, kitchen and ancillary spaces are located in the southern wing. A secondary staircase links the family areas to the basement leisure facilities and first floor family bedrooms.
- 6.4 Guest accommodation is located at the second floor level within the northern wing. There are eight ensuite bedrooms in total arranged over the upper floors
- 6.5 The basement level is accessed primarily from the secondary staircase within the southern wing which gives access to the swimming pool, cinema and garaging.
- 6.6 The swimming pool sits outside the main building line albeit below ground level to minimise its impact upon the landscape.
- 6.7 This arrangement of space is typical of a modern country estate whereby the family areas can function equally well on their own for small gathering of friends or family, or as part of a larger more formal event where the whole of the ground floor can be used. The secondary staircase is vital to this arrangement linking all the informal, family areas.

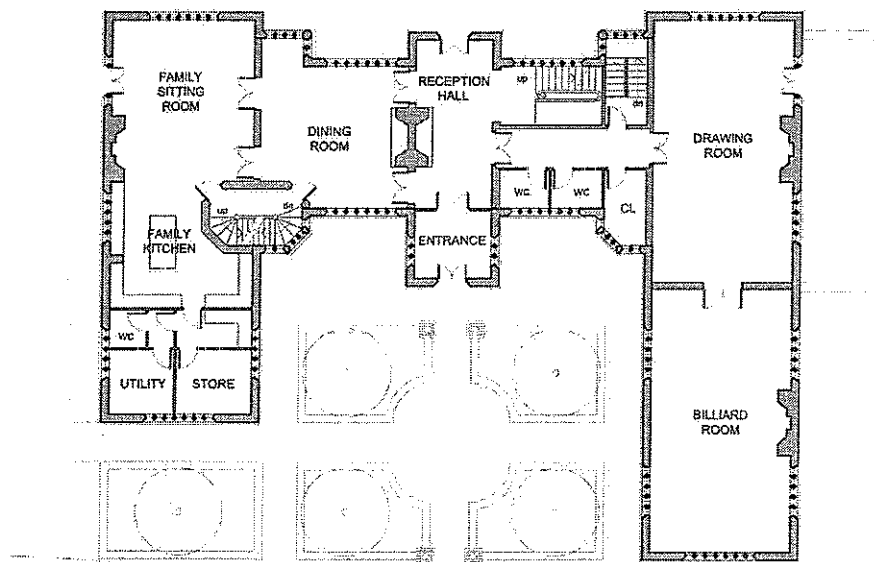


Figure 3 – 'E' shaped plan form

7.0 SCALE & APPEARANCE

- 7.1 The site lies on ground falling from south east to north west and the position of the proposed building on the site makes use of this fall to mitigate the height of the building.
- 7.2 The building was originally positioned on the site to mitigate or improve views across the site from adjoining properties. During the design process, the swimming pool was moved into a basement to reduce the impact of the building on the landscape and the adjoining properties. The proposed building was also moved slightly to the north east at this time to reduce the impact on long distance views across the site from buildings opposite.
- 7.3 Since the refusal of planning permission by Ribble Valley Borough Council planning committee on 8th December 2011 the building has been repositioned to increase amenity space. The Building has been moved South within the site by 10m and West by 8.5m, these changes increase the amount of garden between Pendleton road and the house, increase distances to adjacent properties to 50m and reducing the impact of the ridge line.
- 7.4 All areas of the new building sit behind the established development boundary line. The proposals represent a reduction in developed site coverage and built footprint. Existing developed site area is 3,610m² and the proposed figure is 3,073m². Existing built footprint is 621m² whilst the proposed figure is 423m².
- 7.5 The proposed house sits well away from any boundary in terms of amenity distance to neighbouring properties with the minimum distance to the northern boundary being over 27m.
- 7.6 The proposed building has been designed in a style consistent with other local grand houses as described in Section 5 of this report and including such design features as plinths, mullioned windows and string courses.
- 7.7 It is proposed to construct the building from local materials as far as possible including local stone walling and a slate roof.
- 7.8 The house is conceived as being part of the local landscape as well as sitting proudly on the hillside and will enhance local distinctiveness and the character of the adjacent Forest of Bowland AONB.



Figure 4 – Proposed view from Pendleton Road

8.0 LANDSCAPING & ACCESS

- 8.1 Proposed landscaping will be contained within the established development boundaries with the remainder of the site being retained as semi-improved grassland as noted in the ecology report to maintain the local landscape character.
- 8.2 The area of land between the proposed building and Pendleton Road will be planted as a formal garden, retaining existing trees and including the planting of new.
- 8.3 Two vehicle access points into the site will be maintained allowing for a one-way drive across the front of the building. This will involve the widening of the gap in the hedge of the existing vehicle access to allow for visibility splays. The southern access requires the hedge to be cut back by 6m and by 3m to the northern access. New gateposts will be constructed set back from the road allowing vehicles to pull off the highway before stopping at the gates.
- 8.4 There are 3no. garage spaces included within the basement garage for family use and an additional 6no. spaces provided off the driveway adjacent to the south entrance.



Figure 5 -- Proposed aerial view showing formal planting

9.0 CONCLUSION

- 9.1 The landscape and local distinctiveness of the Ribble Valley have informed the design of the proposed house.
- 9.2 The use of previously developed land represents a viable and sustainable new use for the site.
- 9.3 The proposals comply with local and national planning policy.
- 9.4 The proposals will not affect any important ecological features.
- 9.5 The creation of a new country house on this site will continue a strong tradition of grand country residences dating back hundreds of years that will benefit the local community and enhance the landscape character for many years to come.

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14.0 APPENDIX I – SITE PHOTOGRAPHS

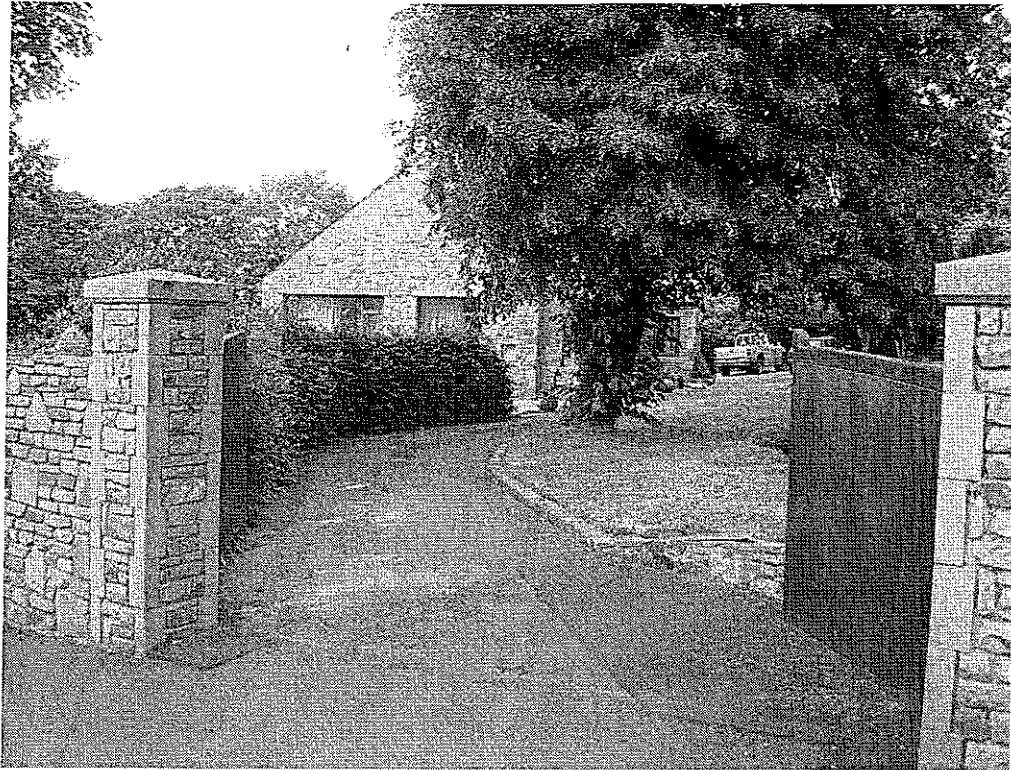


Photograph 1 – View of existing house from the south east



Photograph 2 – View of existing house from the north west

70101



Photograph 3 – View of existing house looking north east from kennel driveway.

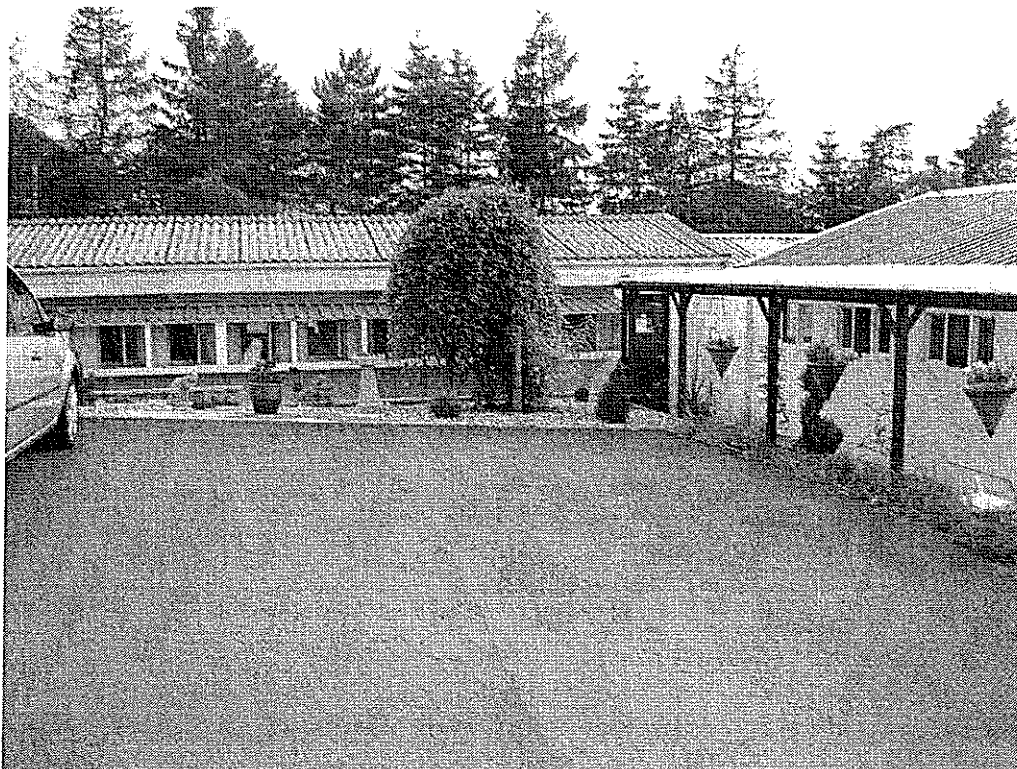


Photograph 4 – View of existing house looking west from house driveway.

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Photograph 5 – View looking south east from rear of site towards house and kennels with fence on development boundary in front



Photograph 6 – View from driveway looking south west towards kennels

15.0 APPENDIX II – HISTORICAL PRECEDENT



Photo A – Blackwell House, Cumbria



Photo C – Carr Manor, Leeds

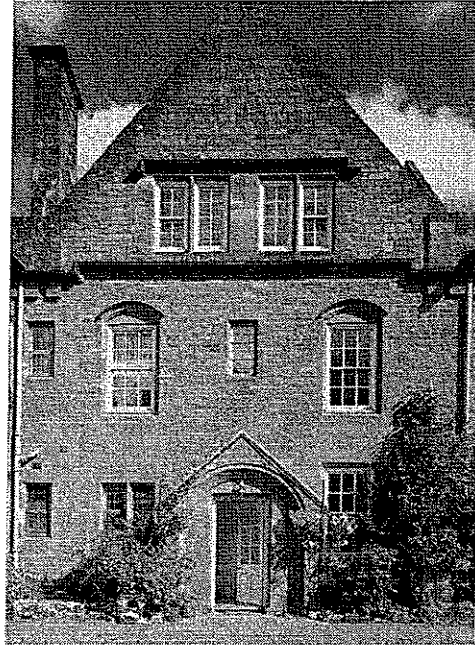


Photo B – Four Gables, Cumbria

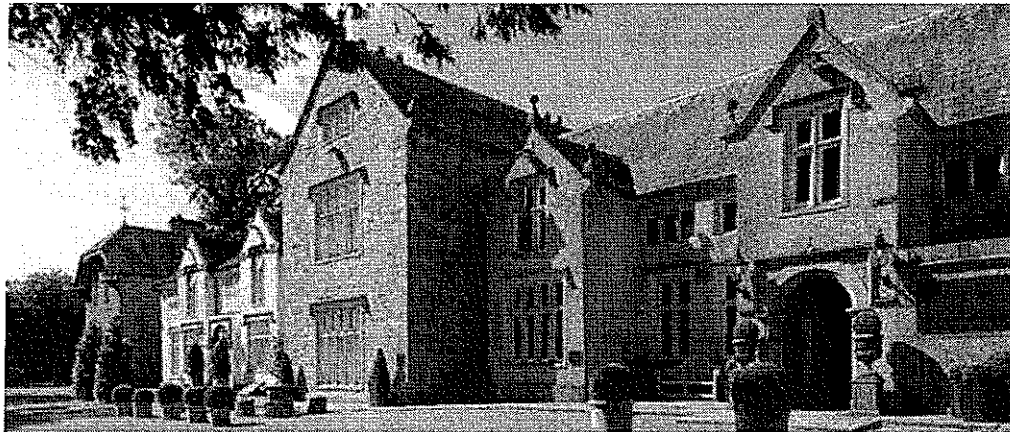


Photo D – Mitton Hall, Clitheroe

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Photo E – Stirk House, Gisburn



Photo F – Browsholme Hall, Forest of Bowland

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Photo J—Gawthorpe Hall, Burnley

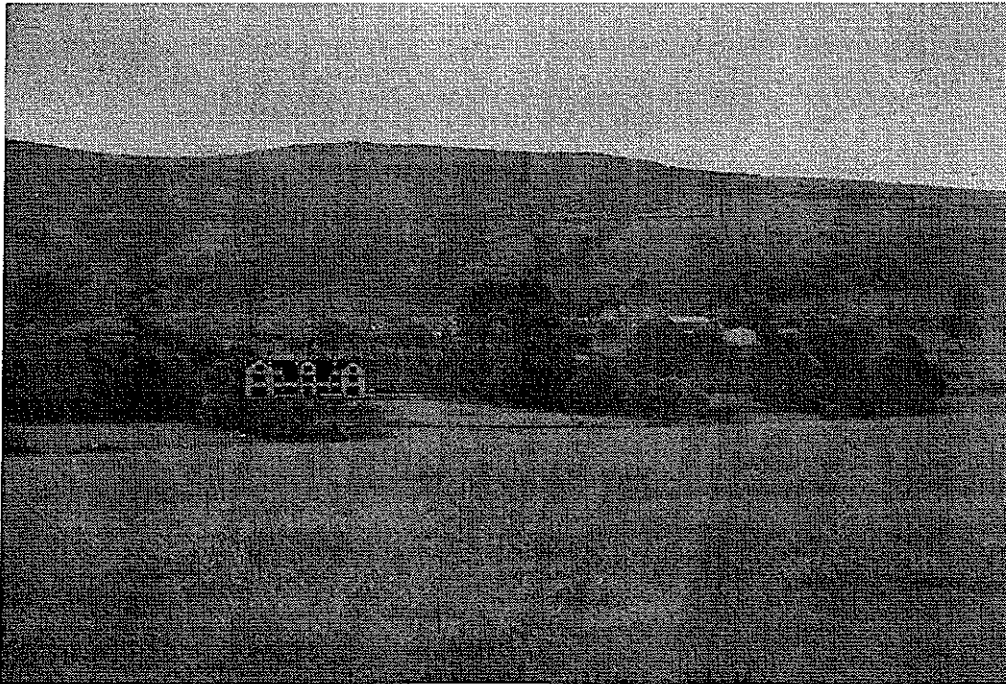


Photo K—Haighton Manor, Preston

16.0 APPENDIX III – PHOTOMONTAGES



Photomontage 1 (See key plan on next page for viewpoint locations)



Photomontage 2 (See key plan on next page for viewpoint locations)

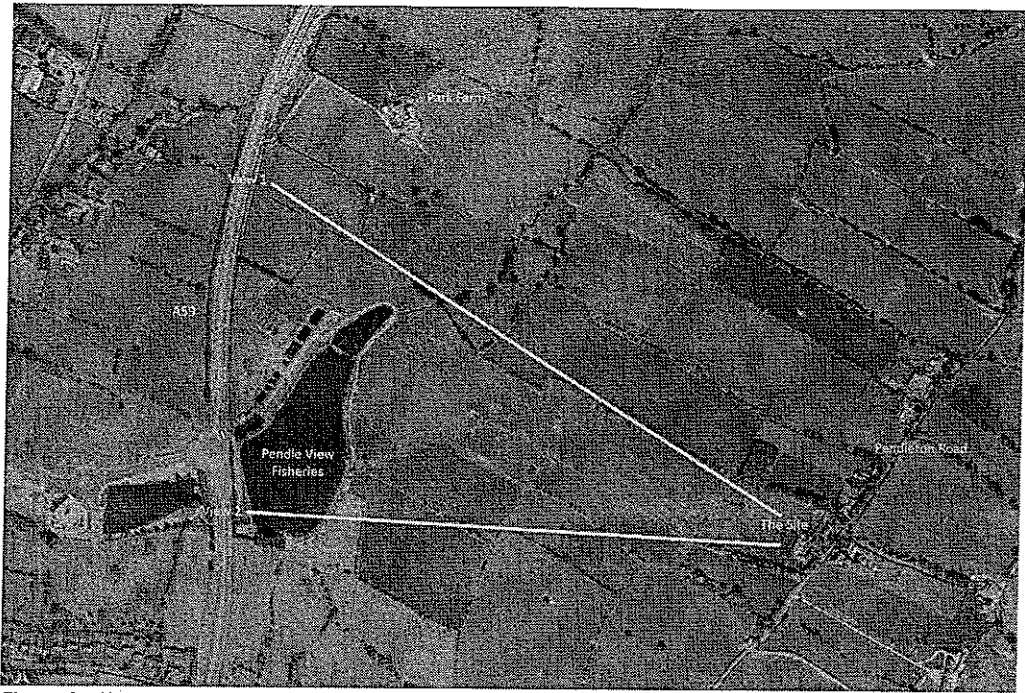
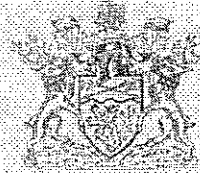


Figure 6 – Key to viewpoints for photomontages

APPENDIX IV – PRE-APPLICATION CONSULTATION



RIBBLE VALLEY BOROUGH COUNCIL

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my ref: SW/CMS/RV/2010/ENQ/00337
your ref:
date: 13 May 2011

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Dear Mr Shaw

RE: PRE-APPLICATION ENQUIRY – THE EAVES, PENDLETON ROAD, WISWELL

I write with regard to the above following the latest set of drawings you sent through to me via e-mail on 14 March 2011.

Your initial enquiry to us put forward two options for development of the site and my previous letter dated 27 September 2010 outlined that in principle a country house with tourism accommodation would fit with planning policy. The key issue was outlined as the potential visual impact of the works and you provided me with a comprehensive set of feasibility drawings in November 2010. That submission put forward two design options namely a country house design or farmhouse design and provided information on design influences and a set of photomontages from various vantage points along the A59. The information was not only considered by myself and David Hewitt who is this Council's Countryside Officer, but also the AONB Manager from Lancashire County Council, Don McKay. We received his comments in February this year and I understand that David Hewitt discussed this with you which resulted in revised drawings being submitted for consideration in March. It is those drawings I shall now pass comment on.

The style you have now settled on is the bolder country house style which the AONB officer commented would be more appropriate for the large scale of the proposal. You have revised the design in order to reduce the length of the building and now show the garage and swimming pool extension potentially buried in the ground. This is beneficial in order to reduce the massing of the building in long-range views. You have also moved the proposed building closer to the roadside.

I have spoken to the County Surveyor about the latest design to see if the repositioning of the building further towards the roadside would raise any issues with him. The entry and exit points are still roughly in the same position and I note that you have not specifically annotated on the plans any sightline requirements. I reiterate my previous comments to you that should the development require the removal or setting back of the hedgerows that bound Pendleton Road, such details would need to be clearly marked on any plans. The only comment that Marin Nugent has made at this point in time is that he questioned the parking arrangements. I calculate that the scheme shows some 14 bedrooms but there is no indication of how many of these are for private family accommodation and the number for commercial use. Without such information he is unable to properly assess the parking requirement but it is unlikely that a 4-car garage

Chief Executive: Marshal Scott CPFA
Directors: John Heap B.Eng. C. Eng. MICE Jane Pearson CPFA

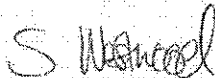
would suffice. I note you have shown areas of formal garden to either side of the proposed building and wonder whether the area adjacent to the exit point could be utilised for such a purpose.

The AONB Officer has commented that the visual impact of a new structure when viewed from the northwest would require to be moderated by a strong landscaping scheme. He made this in relation to the initial design making reference to the substantial length of the elevation which conflicted with the scale of surrounding smaller structures and the distinctive pattern of narrow fields lined with hedgerows and hedgerow trees. I accept that you have since reduced the length of the building but consider that appropriate landscaping of the grounds in which it is to be set is still a prerequisite. The area is undulating lowland fringe farmland and is characterised by mixed farm woodland, copses and hedgerows. Any landscaping proposals must reflect very strongly this landscape type and consist of appropriate tree types and species mix. There are some mature trees fronting the existing dwelling and these should be retained. We would also require a phase 1 habitat survey to be carried out and submitted in support of the application together with an arboricultural/tree constraint plan.

Turning to the actual design of the building put forward, your submission contains a section on design influences making reference to development at Barrowford, Higham, Colne, Hapton and more locally the Stirk House at Gisburn, Osbaldeston Hall and Mitton Hall. There is no doubt that this will be an imposing structure and be of such a scale that it will have a significant impact on the setting of the AONB. All development within or affecting the setting of the AONB must be considered from the point view of its adverse or beneficial impact of the qualities of the AONB. All development is expected to be of a very high standard of design, be in keeping with local distinctiveness and should seek to conserve and enhance the AONB's natural beauty. The proposal clearly involves large-scale investment in the area and the elevational designs reflect a wish to find an appropriate style for the locality adjoining the protected landscape. Having carefully considered the design in the context of your supporting information/design rationale, I am of the opinion that should an application come forward based on the latest set of submitted drawings, the scheme, whilst substantial nature, would not prove so significantly detrimental to the visual amenities of the area as to warrant an unfavourable recommendation purely on that ground.

I trust you find the above information of use and stress that it represents an officer opinion only, given without prejudice to the final determination of any planning application which may be submitted.

Yours sincerely



SARAH WESTWOOD
SENIOR PLANNING OFFICER

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