

13 FEB 2012

FOR THE
ATTENTION OF

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SUNDERLAND PEACOCK ARCHITECTS

SGH/LCN/4191

10th February 2012

Miss Rachel Horton
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

3201200222

Dear Miss Horton,

**Proposed ground and first floor extension and remodelling of house and garage.
Works to include elevational treatments. (Planning Application No. 3/2012/0022)**

I refer to the above planning application and to the letters that have been submitted to the Council expressing concern over aspects of the proposed scheme which I summarise below.

- a) The size, scale and character of the building
- b) Impact on private residential amenity and privacy.
- c) Loss of light.
- d) Choice of external materials and finishes.
- e) Visual amenity.

As you will be aware from our recent telephone conversations over this matter, the applicants wish to address the comments that have been made. We have undertaken a thorough review of the proposed design and are pleased to confirm that we have been able to identify ways of addressing many of the issues raised.

We enclose triplicate copies of our revised design drawing 4191-06A and summarise the main changes to the proposed scheme as follows:

1. To retain the existing building line of the garage without extending any further out onto the driveway.
2. To omit the dormer window to the front (south east) elevation of the garage and to replace this with a single roof light that would serve an ensuite shower room.
3. To reduce the overall length and width of the proposed garage and utility element of the scheme.

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In view of the above changes, we would like to take this opportunity to respond to the above issues which I hope that you find useful?

a) **Size, scale and character**

We refer to the previously approved scheme Ref 3/2011/0555 which granted consent for various alterations and extensions to the existing house. This scheme proposed to increase the width of the garage and to link it to the house. It also included proposals to erect two storey extensions to the south west and north west sides of the house. Consent was also granted to construct single storey orangery and bay window/balcony extensions to the north west side of the house, and to undertake various external elevational treatments which would have involved cladding parts of the building in stone and leaving other areas as painted render.

There are many similarities between the approved scheme and the current application, such as the proposed two storey extensions to the side and rear of the house and the proposed alterations and extension of the garage to link it to the main house. You will note that the current application shows a smaller two storey rear extension and the proposed bay window and orangery extensions have been omitted from the scheme.

It was an important part of the client's design brief for this project to create a fifth bedroom to meet their spatial requirements, and I am sure you will agree that this is in keeping with the size of the property and plot? The previous design does not lend itself to this and we identified the potential to utilise the roof space above the garage rather than adding to the footprint of the house unnecessarily. We had reservations over the appearance of the approved garage roof design which sloped down into the side wall of the house and the relationship of this element to the main house is awkward and lacks imagination. The remodelling of the garage is an important aspect of improving the quality of the overall architectural composition and we are keen to retain this part of the building as a subservient element in relation to the main house. The garage roof has been carefully designed to keep the roof pitch to a minimum whilst providing some useable space internally. The proposed garage ridge would be at least 1M lower than the existing main ridge line of the house which will ensure that there is a clear distinction between the new and old.

We have retained the existing building line of the garage frontage so that it does not extend any further out on to the drive and we have also deleted the proposed dormer window that looks out onto the drive. We believe that this is an improvement to the design and has helped to simplify the appearance of the garage extension as a subservient element. The proposed garage roof would be hipped to minimise the visual impact of the roof and still provide some useable

space inside for a bedroom. The eaves height of the garage is typical of single storey buildings and would extend across the frontage of the house, to add depth and interest to the main façade, as well as to integrate it.

Unlike the approved scheme, which was based on retaining the existing concrete tile roof finish, we propose to replace all of the concrete roof tiles with a quality natural slate. This would significantly improve the character and appearance of the house. We are also proposing to break up the appearance of a large plain single garage door opening (shown on the current approval), with two smaller openings, which I am sure you will agree are better proportioned and more in keeping.

b) Private residential amenity and privacy

The proposed alterations and extension to Springfield House will not adversely affect the private residential amenity and privacy of any neighbouring properties. There are no first floor window openings that would look out over properties, unlike the approved scheme which proposed three first floor window openings on the south west side, albeit they were later conditioned to be obscure glazed.

c) Loss of light

The proposed alterations and extension of Springfield House will not lead to any loss of light to neighbouring properties. We have added a 45° line from the eaves of the garage to illustrate this point in relation to the south west boundary.

d) Materials/Finishes

We confirm that the proposed alterations and extension will use high quality traditional finishes including natural slate for all of the existing and new roofs to replace concrete tiles. External walls would be painted render (as existing) and we are proposing to introduce some weather boarding in key areas which will subtly add to the composition, which will not be out of keeping with this style of property. All external window and door frames will be painted timber and not powder coated aluminium, although we doubt that the local planning authority would object to metal frames in any case.

e) Visual amenity

We believe that we have addressed the concerns raised regarding the visual amenity of the proposed development by setting the frontage of the garage back to its existing line. The reduction in the overall size of the garage and omission

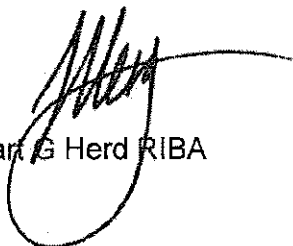
of the front dormer window has also helped to simplify the appearance of this subservient element of the scheme.

The proposed slate hipped roof above the garage and utility room will read against the back drop of the main two storey house and this would not compromise the visual amenity of neighbouring properties.

We trust that you will agree that the scheme is sympathetic to the existing building and site and hope that the revised proposals help to alleviate any reservations that have been expressed?

We trust that you will look favourably upon our application and that you will contact the writer should you have any queries?

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stuart G Herd', with a long horizontal flourish extending to the right.

Stuart G Herd RIBA

Enc

cc Mr and Mrs Evans

320120022?spa

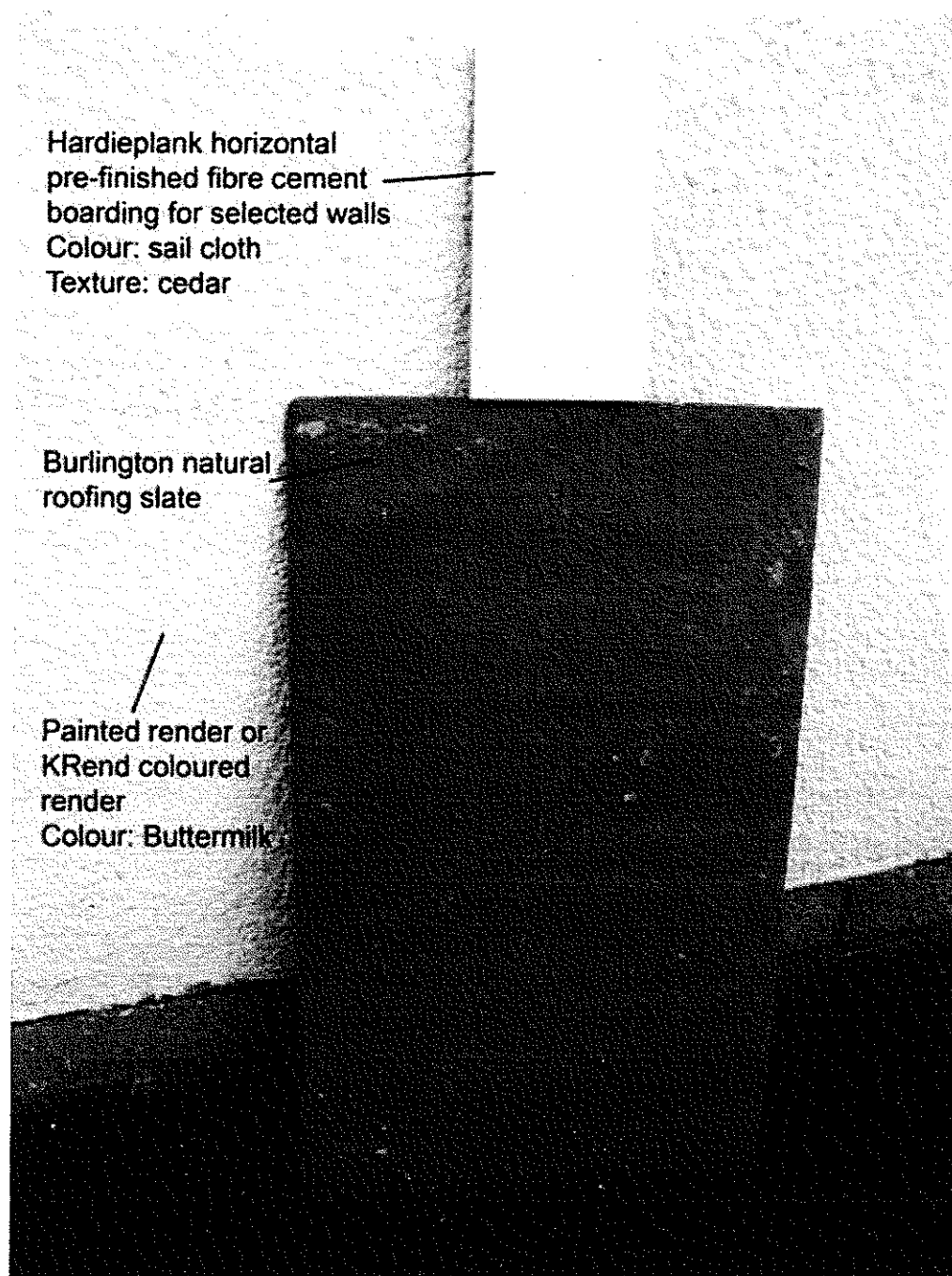
SUNDERLAND PEACOCK ARCHITECTS

**EXTERNAL MATERIAL INFORMATION
FOR THE PROPOSED ALTERATIONS AND EXTENSIONS TO
SPRINGFIELD HOUSE, SPRINGFIELD CLOSE, WHALLEY
(PLANNING APPLICATION REF. 3/2012/0022/P)**



Date: 7th February 2012
Our Ref. 4191
Author: Stuart G. Herd RIBA
Version: 1.01

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PI 1 Photograph showing samples of walling and roofing finishes

Top-Hung Roof Windows | VELUX

Top-Hung Roof Windows



VELUX Top-Hung Roof Windows give an uninterrupted view when fully open, creating extra head-room and a feeling of being outside.

Combine them together to give dramatic views, protect and flood your home with daylight.

And there's

more you can find out our range of benefits to order is available.

[See our benefits](#)

Effortless care and handling

Because the handle is at the bottom, our top-hung roof windows are simple to open and close, with operation assisted by powerful yet gentle springs. The window swings in its frame for easy access and cleaning purposes.



Operation

Top-hung roof windows open outwards to provide extra head-room and expanded views.



15°-55°

Pitch

Can be installed in roofs with pitches from 15°-55°. For roof pitches from 55°-75° please specify special springs when ordering.

Product Range

Top-Hung Roof Windows are available in either natural pine or white polyurethane finish.



Pine finish

Weathered natural pine with a grey oak finish.



White polyurethane finish

Smooth white polyurethane finish with smooth rounded corners complement other white windows in your home.



Top-hung roof frame window (1000)
Opens to three set positions: 9°, 19° and 33°



Top-hung window frame window (1000)
Opens to three set positions: 9°, 19° and 33°



Top-hung roof frame window (1000)
Opens to any position up to 45°



Top-hung window frame window (1000)
Opens to any position up to 45°

Pl. 2 Proposed Velux flush fitting roof light details