

320120663 P

Design and Access Statement

Replacement dwelling at Moor View, Showley Road, Clayton-le-Dale

July 2012

1. Introduction

Pre-application advice was sought from Ribble Valley Borough Council in relation to the proposed replacement dwelling at Moor View, Showley Road, Clayton-le-Dale. The formal response was dated 21 June 2012 and prepared by Gareth Fort, Pre-Planning Advice Officer. It should be noted that some minor design and alignment changes have been incorporated into the scheme drawings, however the overall height and scale of the proposed dwelling remain the same.

In summary, the principle of development of a replacement dwelling was deemed to be acceptable, with the scale of the proposed development seen to be the issue that needed addressing within the application submission. The following points were cited within the pre-application advice note issued by Mr Fort that are in favour of the proposed development in the context of Policies G1, H14 and ENV3 of the Ribble Valley Districtwide Local Plan:

- The necessary privacy distances to adjacent properties has been achieved, as required by Policy G1
- Due to the mixture of sizes and types of larger residential properties in the area, both bungalows and two storey dwellings, a larger development could be sympathetic to the surrounding land uses
- The pattern of development is mixed within the surrounding area so the proposed materials would appear to be acceptable.
- Concerns were raised regarding the proposed size increase of the property being outside the indicative parameters contained in Local Plan Policy H14; however there was an acknowledgement that the proposal relates to a large relatively modern building, in a mixed area of larger dwellings, of varying types and sizes. As such, a redevelopment slightly in excess of the Local Plan parameters may be acceptable in this case.

It was however made clear that the Design and Access Statement will need to address the following issues, which were the areas of initial concern expressed by the Officer:

- The overall height of the proposal
- The inclusion of prominent dormers within the front and rear roofscapes
- The need to justify demolition and redevelopment of a property with around a 30% size increase in the context of Local Plan Policy H14

This Design and Access Statement will address each of these concerns and is prepared in accordance with CABE guidance.

2. Design

320120663P

Amount

It is acknowledged that the proposed replacement dwelling is larger than the indicative parameters set out in Policy H14 of the Local Plan, i.e. 70 cubic metres or 15%, whichever is greater (in this case 15% would apply). It is important to assess the proposals in the context of the policy and the purposes for setting out this indicative threshold for an increase in size when considering replacement dwellings in the open countryside.

Paragraphs 5.12.6 and 5.12.7 state that the primary reasons for imposing the 15% volume increase restriction is to prevent development out of keeping with rural areas, which is often characterised by smaller buildings constructed of traditional materials. The second reason for the restriction is to encourage the repair or re-use of existing buildings, helping to preserve any traditional character of the rural area.

These factors are not relevant to the application site. The existing property has an extensive footprint, is not of traditional construction and has been the subject of several extensions and alterations over a number of years. In addition, the surrounding area is a mix of house types and sizes, so a distinct character of small, traditional rural buildings does not exist in the locality.

When considering the proposals, the footprint area is almost exactly the same as the existing dwelling and so the volume increase is purely as a result of replacing a bungalow with a two storey dwelling. Any perceived impact of volume increase has been minimised by siting the replacement dwelling further towards the rear, helping to reduce any potential dominance when viewed from Showley Road.

The fact that the overall footprint area of the replacement dwelling is the same as the existing property helps to ensure that the property conforms with the general principle of Policy H14 and the approximate 30% increase in volume is entirely appropriate when considering the context of the existing situation and the nature of the properties in the surrounding area.

Layout

As stated above, the proposed footprint is similar to the existing but set back further into the plot. The new siting relates well to the overall plot configuration, with more than adequate private outdoor amenity space retained to the front, rear and sides of the property.

Vehicular circulation arrangements are identical to the existing situation and adequate space is afforded within the residential curtilage to accommodate a drive and turning space.

Scale

Throughout the design process, consideration has been given to the size of the existing dwelling, the extensive plot, its setting within a cluster of neighbouring dwellings/buildings and the size and varied character of the neighbouring properties. As acknowledged by the Officer in the pre-application note, this combination of factors allows for some flexibility when considering the scale and design of a replacement dwelling at Moor View.

In the pre-application advice note the Officer made reference to the increased height of the proposed dwelling, however it was accepted that a two storey dwelling can potentially be accommodated at the site when considering the character of the surrounding area. The proposals will see the maximum height increase from 4.6m to 9.1m.

It is acknowledged that under normal circumstances that nearly doubling the height of a dwelling in an open countryside area could be considered to be excessive. However, the increase in height can be justified in this location for the following reasons:

- *Topography* – the site is located within a valley trough and as such this is not a prominent site in the context of the wider landscape setting. The photographs attached at Appendix A show close range views of the property taken from Showley Road. Photograph A illustrates the first full view of the dwelling when travelling from the north along Showley Road and Photograph B shows the view from the south taken from a similar range. This demonstrates that when considered against the backdrop of the higher valley edges, the proposed increase in height will not interrupt any long term views and any impact of the increase in height is restricted to the immediate environs of the site.
- *Existing landscaping/screening* – As stated above, Photograph A demonstrates the first full view of the site when travelling in a southerly direction along Showley Road, which is just 100m from the site. Prior to this point, any views of the property are obstructed by existing dwellings/buildings and mature landscape features. Photograph B clearly demonstrates the extensive screening that currently exists and that even in the winter months the plot is entirely screened. When considering the size of the trees, even the increase in height is perceived to have negligible impact when viewed from this direction.
- *Size of footprint* – The proposed footprint is approximately the same as the existing dwelling, so the ratio between the developed area and soft landscaping areas is to remain unchanged as a result of the proposals.
- *Location of footprint* - It has been decided to locate the replacement dwelling further towards the rear of the plot. This will still leave sufficient room for a more than adequate area of private outdoor amenity space to the rear (approximately 800 sq m) and will help to significantly reduce any potential impact the increase in height could have in relation to extremely close range views and from the perspective of any neighbouring properties.

320120663P

Landscaping

No changes are proposed, as mature landscaping currently exists predominantly around the perimeter of the site curtilage that will remain unaffected as a result of the development. The only likely changes relate to soft landscaping features such as lawn and planting areas to be introduced following the reconfiguration of the building footprint.

Appearance

As acknowledged within the pre-application advice note, a variety of house types exist in the locality that vary in age, style and material finishes. Therefore, a distinct character does not exist from which to draw any design cues and this provided a degree of flexibility when finalising the design for the proposed replacement dwelling at Moor View

The Officer raised some concern in relation to the proposed front and rear dormers. The dormer features have been introduced in order to create additional interest to the overall appearance of the dwelling and helps to break up the roof plane. A number of other properties in the area have dormer windows and so it is asserted that their inclusion is entirely appropriate and not incongruous in the context of the dwelling itself or its surroundings

In general, the proposed dwelling has been designed to a high standard and when complete will make a positive contribution to the character of the locality.

Context

Moor View is located within a valley trough and is not covered by any special landscape or conservation designations. It is located within a cluster of properties and the proposed dwelling would not be at odds with the character of the local area.

3. Access

320120663P

Vehicular and pedestrian

The primary vehicular and pedestrian access point is to remain as existing and the dwelling is a one-for-one replacement. As such the proposals will not result in any intensification of vehicle movements to and from the site that could have a detrimental impact upon highway safety

Internal layout

The proposed replacement dwelling has been designed to comply with the necessary Building Regulation requirements.

4. Conclusion

320120663 P

The design of the proposed dwelling takes full account of its location and surroundings and complies with Local Plan Policies G1, ENV3 and H14.

The property has been designed to a high standard, the increase in overall height can be fully justified in this particular location and the proposal will make a positive contribution to the locality.

Appendix A – Site photographs

320120663P

Photograph A : View of Moor View from Showley Road from the north



Photograph B: View of Moor View from Showley Road from the south

