



RIBBLE VALLEY
BOROUGH COUNCIL

10 AUG 2012

THE
ATTENTION OF

For office use only

Application No.

Date received 320120849 P

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling.
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	First name:	Ian	Surname:	Joscelyne
Company name:					
Street address:	Goose Chase, Preston Road				
Town/City:	Ribchester				
	Preston				
County:					
Country:					
Postcode:	PR3 3XL				
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:	Dan	Surname:	Thorpe
Company name:	DT Architecture Ltd				
Street address:	The Coach House				
	Hollowforth Lane				
	Woodplumpton				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR4 0BD				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		01772 692038			
Fax number:					
Email address:	dan@dtarchitecture.co.uk				

3. Description of Proposed Works

Please describe the proposed works:

Part single/part double rear extension incorporating garage and dormers to front elevation

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Goose Chase		
Street address:	Preston Road		
	Ribchester		
Town/City:	Preston		
County:			
Postcode:	PR3 3XL		

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

Easting:	364597
Northing:	435649

5. 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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. 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: Gareth Surname: Fort

Reference: RV/2012/ENQ/00090

Date (DD/MM/YYYY): 24/05/2012 (Must be pre-application submission)

Details of the pre-application advice received:

guidance on policy requirements and advice on amendments

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. Materials

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

11. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

facing brickwork and render

Description of *proposed* materials and finishes:

facing brickwork and render

Roof - description:

Description of *existing* materials and finishes:

concrete tile

Description of *proposed* materials and finishes:

flat roof membrane and glazing

Windows - description:

Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

Powder coated aluminium

Doors - description:

Description of *existing* materials and finishes:

Upvc

Description of *proposed* materials and finishes:

Powder coated aluminium

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:

2012 - L01 LOCATION PLAN
2012 - P02 PROPOSED SITE PLAN
2012 - L03 EXISTING FLOOR PLANS
2012 - L04 EXISTING ELEVATIONS
2012 - P04e PROPOSED PLANS
2012 - P05d PROPOSED ELEVATIONS
2012 - SUPPORTING STATEMENT

12. 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: Daniel Surname: Thorpe

Person role: Agent Declaration date: 10/08/2012 ☒ Declaration made

12. 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: Daniel Surname: Thorpe

Person role: Agent Declaration date: 10/08/2012 ☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 10/08/2012

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GOOSE CHASE, RIBCHESTER

SUPPORTING STATEMENT

8th August 2012

DT Architecture Ltd



The Coach House : Hollowforth Lane : Woodplumpton : Preston : PR4 0BD : 01772 692038 : www.dtarchitecture.co.uk

INTRODUCTION

This document has been prepared in support of a full planning application for the proposed residential development at Goose Chase, Preston Rd, Ribchester. It offers justification for the extension with respect to national and local policies adopted by Ribble Valley Borough Council.

1.0 PRE-APPLICATION ADVICE

Pre – application advice was sought for the extension and Mr G Fort dealt with the application under ref. RV/2012/ENQ/00090.

PLANNING POLICY

The application site is located within the administrative boundary of Ribble Valley Borough Council and the following National and Local Policies were highlighted as relevant to the design of the extension.

National Policy

National Planning Policy Framework (NPPF)

Requiring good design

Local Policy

Ribble Valley Districtwide Local Plan

Policy G1

Policy H10

Policy ENV 3

Ribble Valley Supplementary Planning Guidance

Emerging Local Plan

GN1 – Settlement Boundaries

GN3 – Design of Development

EN4 – Preserving and Enhancing West Lancashire's Built Environment

ADVICE PROVIDED

Observations made by Gareth Fort

In terms of G1 and ENV3, it is my opinion that in principle, the proposed development is acceptable. Although technically outside of a settlement boundary and thus subject to Policy ENV 3, the property is within an established residential location, with a number of distinct larger properties along Preston Road. In terms of G1 development of an extension at this location would be sympathetic to the existing land uses in the area.



Looking in more detail to the design elements of proposals and how these fit with G1, H10 and the supplementary planning guidance, I will deal with the proposed dormers and the rear extension separately.

In terms of the dormers, It is my view that these would be acceptable in principle. As noted above, the property is within a row of larger and distinct dwellings, of a range of sizes and materials, some of which include dormers at the front elevation. The dormers as drawn also comply with the advice in the SPG in that they do not extend above the ridge height of the roof and they are set in from the edge of the roof, giving a less dominant feel.

In terms of the rear extension, I feel that the overall footprint of the proposal is acceptable. The proposed development is within a large garden area, and would not dominate the existing residential curtilage of the house. Neither does it impinge on existing open countryside.

Applying the 45 degree test, I am confident that the development would not result in any significant overshadowing. In looking at the proposals onsite, I am confident that privacy distances can be achieved. There is also an existing hedge that screens the proposed window on the South East elevation from windows in the neighbouring property.

The proposed materials are entirely in keeping with the existing building.

Although the proposed fenestration and door treatments are obviously significantly different from the existing, it is my view that their quality, and the fact they are generally orientated away from public views and the wider street scene mean that it is likely that they would be acceptable.

In terms of the proposed link between the outbuilding and the existing house, it is my view, that, though this features a flat roof it would be acceptable in principle. It is relatively low impact and would not have a significantly detrimental impact on neighbouring residential amenity and the wider streetscene.

My one major concern is the flat roof at first floor level. As stated above, general advice in the Supplementary Planning Guidance suggests that flat roofs should be avoided. I have concerns about the resulting linear bulk of the extension at the south- eastern elevation, which will be visible from Preston Road. The flat roof gives the extension an unsympathetic feel, introducing dominant expanses of walls particularly to the north western elevation. As such, I feel the scheme as presented would be unlikely to receive planning permission. Although onsite we discussed the challenges with the existing roof pitches and slopes, which necessitated this design response, it is my view that a scheme more sympathetic and subservient to the exiting roof scape would be more likely to receive planning permission.

Conclusion

In conclusion, then, and for the reasons stated above it is my view that the scheme as presented would be unlikely to receive planning permission. However, the principle, and overall scale of the proposals would be acceptable, subject to sensitive redesign.



2.0 DESIGN AMENDMENTS

Following the pre-application advice, drawings **2012 – P04 PROPOSED PLANS** and **2012 – P05 PROPOSED ELEVATIONS** were revised to address the issues raised by Gareth Fort and have been submitted as part of the application.

As *'the principle and overall scale of the proposal is acceptable'* the focus of this statement is on the two issues of concern, these being the massing of the North Western Elevation and the first floor Flat roof.

When revising the design of these items the advice set out in the *NPPF - Requiring good design* was considered in particular the following points

Developments should

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Be visually attractive as a result of good architecture and appropriate landscaping.

And...

- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Massing

Having considered the comments of Mr Fort it was agreed that the massing of the Western elevation due to the flat roof was *'introducing a dominant expanse of wall'* and that there was obviously a need to review this. Image one shows the rear of the property as existing and although alternative solutions to the flat roof have been considered it was felt that these would be detrimental to the scheme as a whole and even the best alternative resulted in a strange double gable with a higher ridge and an awkward valley detail.



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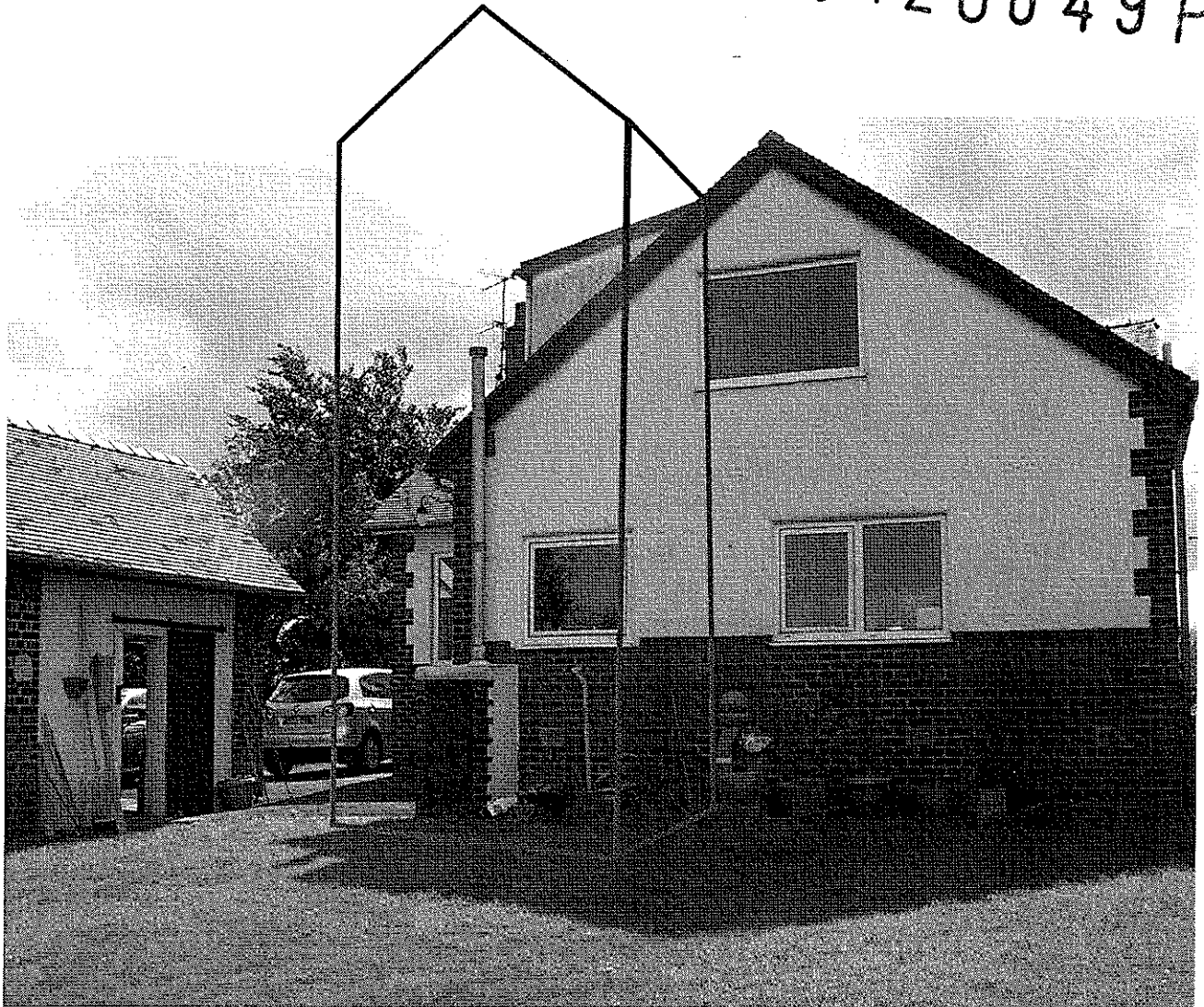


Image One

In order to address the massing using the flat roof it is proposed to break up the wall by removing a section of the parapet, expose the edge detail and provide a layer of glazing below that wraps around the corner. The before and after images, reflect how this reduces the massing and creates a lighter more attractive detail to the corner. The line of the parapet is consistent with the original building line and is therefore a reflection of the existing massing created by the flat roof dormer (image 2 and 3). We believe that having modelled the proposal that although the flat roof doesn't conform to normal local policy it reflects the aspirations of the NPPF and would be grateful that when the scheme is considered the borough would *not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.*

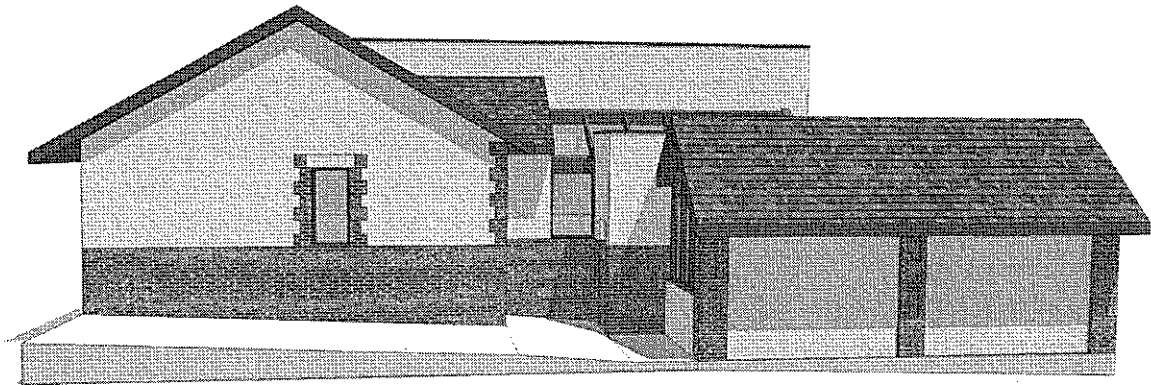




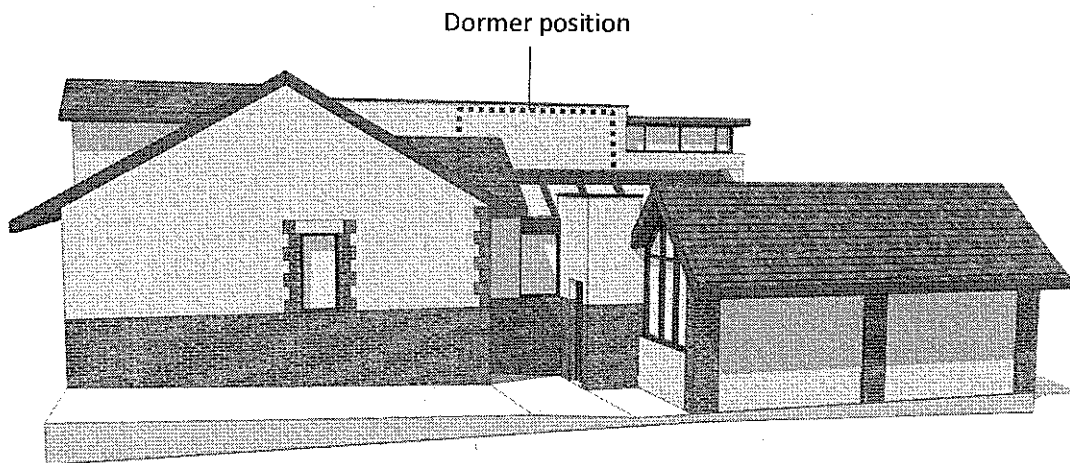
Image Two



Image Three



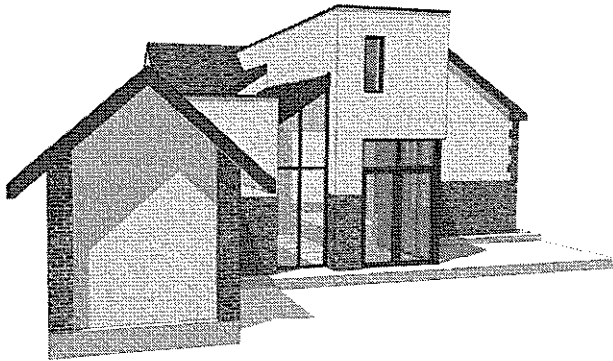
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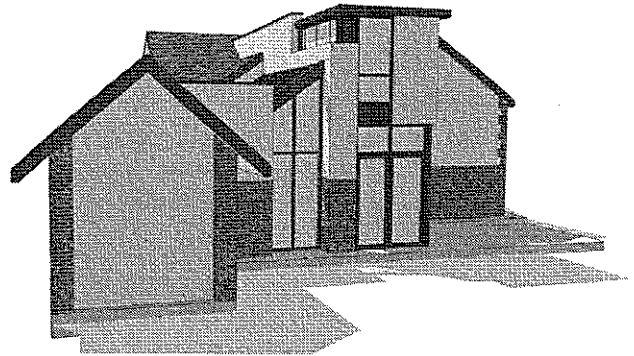
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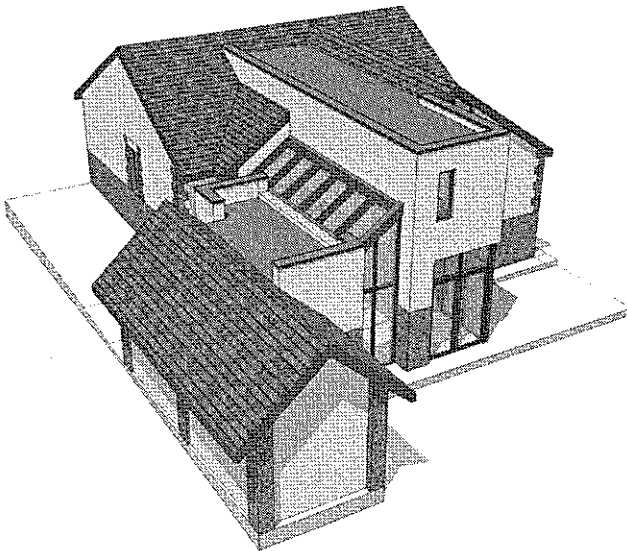
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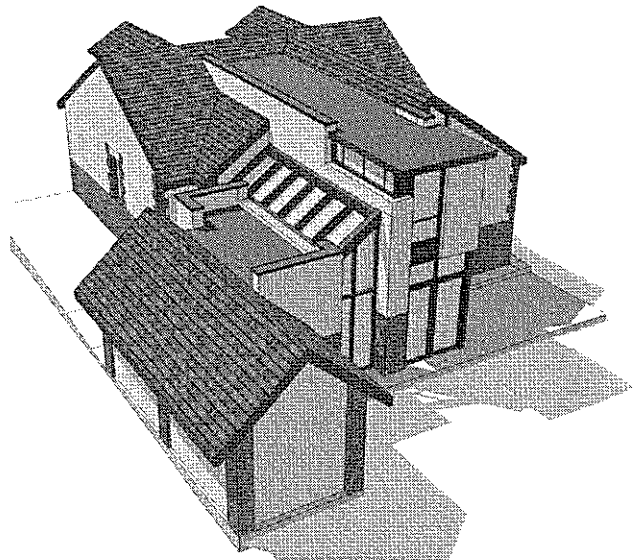
Before



After



Before



After

Flat Roof

The use of a flat roof is generally viewed as being unacceptable to most people due to their preconceptions of constants leaks and unsightly detailing (image 4). Current flat roofing systems however offer a solution that is not only guaranteed in terms of performance but are also crisp in their aesthetic when detailed correctly. Though it is understood that the boroughs current guideline is to avoid flat roofs we believe in this instance the proposed detailing of the flat roof justifies its approval.



Mr Fort suggests that he was happy with the fenestration due to its quality and we would hope that the roof is considered on this basis and that as NPPF states '*great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.*'

Image 5 shows the type of verge detail that is proposed using a Dales fabricated aluminium system and the intention for the scheme is to utilise innovative construction methods such as a timber frame and green roofs.



Image Four



Image Five

3.0 SUMMARY

In summary, we hope that the amendments reflect our intentions to work with the borough to create a scheme that is of high quality. The massing of the extension at first floor level is now less dominant and the added detail offers a high quality sensitive approach to the roof treatment.

