

PLANNING, DESIGN AND ACCESS STATEMENT IN SUPPORT OF AN APPLICATION FOR A SINGLE STOREY EXTENSION AT LEAGRAM LODGE, LEAGRAM, PRESTON PR3 2QS

1 SITE DESCRIPTION

1.1 Leagram Lodge is a small stone built single storey cottage, set on the north side of the road leading north east from Chipping. It was built as a lodge to Leagram Hall and is set behind the entrance gate posts and wide curved flank walls. The entrance gates face the public road whilst the Lodge faces the former private drive to Leagram Hall.



Leagram Lodge from public road with entrance gates and curved walls in foreground

1.2 The front of the Lodge is designed as part of an octagon. The front door faces the private drive there are large windows on either side of this door set at an angle so that the Lodge Keeper could see people approaching the gates from the public road and from the Hall. This front elevation appears quite decorative with a natural stone plinth, coursed natural stone walls, cut stone heads sills and jambs to the windows

and door and steps up to the front door from the Lodges own garden gate off the drive. The roof is topped by two decorative cut stone octagonal chimney stacks. The architectural detailing matches the curved stone walls of the entrance gates.



Front elevation of Leagram Lodge

1.2 The side (south east) elevation which faces the public road is in contrast much plainer in detail with a single window towards the rear of the building. An extension was added to the north west elevation in the second half of the twentieth century. The front elevation of this extension appears to have reused the cut stone of the original side elevation of the building. The side and rear elevation of the extension is finished in render. The rear elevation of the original building is also finished in render.



Rear elevation of Leagram Lodge. The right hand side beneath the chimney stack is the original dwelling.

1.3 No public footpaths pass through or near to the site. The site is within an Area of Outstanding Natural Beauty as defined in the Ribble Valley District Wide Local Plan.

2. PROPOSED DEVELOPMENT

3. ASSESSMENT

3.1 Planning policies relevant to this proposal are:

Ribble Valley Districtwide Local Plan

Policy G1-Development Control

Policy ENV1-Development in the Area of Outstanding Natural Beauty

Policy H10- Residential Extensions

3.2 *Core strategy 2008-2028 A Local Plan for the Ribble Valley Regulation 22 Submission*

DMG1-General Considerations

DME2-Landscape and townscape protection.

DMH5-Residential and Curtilage Extensions

EN2-Landscape

3.3 National Planning Policy Framework

3.4 Supplementary Planning Guidance: Extensions and alterations to dwellings

4. PLANNING HISTORY

4.1 6/10/2314 Planning application for the alteration and extension to existing dwellinghouse at The Lodge, Leagram Hall, Bowland with Leagram approved 24.9.74. The drawings submitted with this application indicate that extent of the original dwelling and also that the rear elevation of the original dwelling was finished in render.

4.2 3/2012/1083 Lawful development certificate for a single storey extension approved 92/01/2013

5. EVALUATION

5.1 Policies ENV1 in the Districtwide Local Plan, EN2 in the Core Strategy and Section 11 of the NPPF seek to protect the natural beauty of the landscape. It is important to demonstrate that the proposed development does not have a negative effect on the Area of Outstanding Natural Beauty and that it contributes positively to its character. Other policies including Local Plan policy G1 and H10 are expanded in the Council's Supplementary Planning Guidance which requires that extensions to dwellings reflect the character of the original house and the wider locality, that there is a good visual relationship between the original dwelling and subsequent additions, and the extension should be appropriate to the plot size.

5.2 In order to assess the impact of the proposed extension on the character of the Area of Outstanding Natural Beauty it is necessary to look at the existing character of the site and to consider how the proposed development will improve this.

5.3 Leagram Lodge is situated in an entirely rural location. When approaching Leagram Lodge from Chipping village along Burtholme Lane the landscape is characterised by open fields used for grazing. To the North West is a line of mature trees along the field boundary on rising ground with the fells behind. To the south east the view is entirely open. As Leagram Lodge is approached the view changes. Leagram Lodge itself is surrounded by mature trees and dense conifers. Beyond Leagram

Lodge to the north east there is a wood close to and running parallel to the road. Leagram Lodge is within a semi-woodland setting. The woods run between Leagram Lodge and the current entrance to Leagram Hall for a distance of about 350m. There is a small gap in the woodland between the trees at Leagram Lodge and the remainder of the wood at the gates and entrance which affords views across the fields along the route of the former drive to Leagram Hall. This results in the front elevation of Leagram Lodge and the walls and entrance gates being viewed with a background of mature dense conifers within the garden of the Lodge along the side of the road and former driveway with mature trees to the rear.

- 5.4 Approaching views of the rear elevation of Leagram Lodge from Chipping are almost entirely screened by the field hedge and the mature trees within the garden only part of the roof is visible. Close views of the rear of the Lodge and views of the side elevation are completely screened by the conifer trees and evergreen shrubs on the garden boundary to the road. Leagram Lodge has a large garden area with well defined boundaries. Within the garden on the northern side are three large outbuildings and an oil storage container. These are screened from view by the Lodge itself and the surrounding trees.
- 5.5 The Lodge being single storey and surrounded by trees is not prominent in the landscape. It is very well screened and indeed the entrance gates are not visible along the road from Chipping until the last moment necessitating a reflective bollard on the road side to warn vehicles of the presence of the entrance. Leagram Lodge's most significant and positive contribution to the landscape is the front elevation and gates to the former driveway to Leagram Hall. Although the building is not listed it has significant architectural quality and on the front elevation is constructed out of the highest quality stone which is finely stressed and detailed. The front elevation of the building enhances the landscape of the Area of Outstanding Natural Beauty.
- 5.6 The rear elevation of the Lodge is less finely detailed and is dressed in an unsympathetic cement render. This elevation is less visible in the landscape. The side elevations of the Lodge are completely screened from public view by trees surrounding the site. There are no public footpaths in the vicinity of the site except for the footpath through the wood beginning in front of Leagram Lodge and running to the current entrance to Leagram Hall.

5.7 The existing dwelling is of very small proportions. The main entrance to the property opens directly into the sitting room and the side entrance opens directly into the dining kitchen area. The bedrooms are also very small. The proposed extension will increase the size of the property by more than the standard 'rule of thumb' amount suggested as 33% of the original floor area of the building in the Council's SPG. The SPG states that large extensions will not automatically be refused, the aim of the SPG is to avoid over large extensions that dominate the original dwelling, or lead to a cramped appearance. It also aims to avoid properties becoming significantly more prominent. None of these undesirable effects will occur as a result of the proposed development. The impacts that the SPG is trying to avoid are avoided. The extension will not be over large since the additional accommodation is at the rear of the building which is well screened from public and wider views. The existing dwelling is unusually small, and low in height. Visually it is linked to the entrance gates and walls which have a significant presence. The extension will appear subordinate to these and visually will not be in competition with the main architectural features of the site which is the front elevation of the Lodge and the entrance gates and walls. The Lodge stands within a substantial garden so that the extension will not make the plot appear cramped.

5.8 A lawful development certificate has been issued for an extension to the dwelling at the rear see appendix drawing 2390.07 and certificate 3/2012/1083. This gave approval for a single storey extension to project 4m from the rear of the building. In order to meet the permitted development limits the roof of the extension was designed as a pyramid which looks awkward architecturally. The proposed extension in contrast, extends the existing roof line over the extension producing a more harmonious appearance. In considering this application the Council should take into account that a significant mass and proportion of the proposal that could be constructed, as a fall back, without requiring planning permission. The proposal improves on the permitted development extension by adding a more interesting architectural detail on the rear elevation, and adds the garden room, which echoes the octagonal feature on the front elevation. The addition of the proposed dining kitchen to the scheme has little impact on the visual amenity of the AONB over the permitted development scheme as it is very well screened and in fills the two wings which would be created under the permitted development scheme.

6. DESIGN

- 6.1 The proposed extension is at the rear of the building. It is single storey and carefully continues the main architectural features of the building including the deep overhanging eaves, natural stone plinth, stone quoins and window surrounds, chimney detailing, roof pitch and ridge line. The proposed garden room echoes the main octagonal feature on the front elevation of the building. The extension to the dwelling is to be finished in materials to match the existing except for the use of lime render in place of the existing historically inappropriate cement render.
- 6.2 The main extension will project from the rear of the building by 5.19m and will extend across the full width of the rear of the building. Added to this is the octagonal garden room which projects further 3.04m and is 5.06m wide. The resulting dwelling will be of relatively modest proportions providing a double bedroom and small second double bedroom sitting room, dining kitchen, sitting room with garden room attached and the former sitting room which also contained the 'front door' will become a study. The revised layout creates a new entrance for the parking area at the side of the building.

7. ACCESS

- 7.1 The existing parking turning and garaging arrangements are retained which allows for the parking of at least two vehicles and the ability to enter and leave the site in forward gear.

8. OTHER MATTERS

- 8.1 A bat and owl survey was carried out. The survey could find no evidence of previous or present occupation by bats. The overall conclusion confirms that bats are not using any the buildings. No evidence of barn owls using the building could be found. The survey concluded that barn owls do not use the building
- 8.2 A tree impact appraisal has been carried out which demonstrates that the proposed extension will not cause any damage to the trees around the site. The report also identifies which trees will need protection during the construction of the extension and suggests protection measures.

9. CONCLUSION

- 9.1 The proposed extension will provide a sympathetically designed addition to this building of significant architectural quality and at the same time improve the appearance of the rear elevation of the building which has suffered unsympathetic alterations in the past. Whilst the proposal exceeds the 33% increase suggested in the Council's Supplementary Planning Guidance the SPG states that extensions extension which exceed this will not automatically be refused. The aim of the SPG is to avoid over large extensions that dominate the original dwelling, or lead to a cramped appearance. It also aims to avoid properties becoming significantly more prominent. None of these undesirable effects will occur as a result of the proposed development. The impacts that the SPG is trying to avoid are avoided. The extension is at the rear of the building which is well screened from public and wider views and it does not compete with the front of the building and the attached entrance gates which are architecturally more significant. The extension will appear subordinate and will not be in competition with the main architectural features of the site.
- 9.2 The proposal will not have a significant impact on the character of the area or outstanding natural beauty and therefore complies with policies G1 ENV1 H10 of the Local Plan and policies DMG1 DME2 DMH5 AND EN2 of the Core Strategy and fulfils the requirements of the SPG.

APPENDIX

Drawing 2390.07 and certificate 3/2012/1083.

Judith Douglas BSc (Hons) Dip TP, MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 425051
August 2013