

planning/design and access statement

smithy cottage



existing



Smithy Cottage is a detached, 2 storey house within the village of Tosside.

ground floor accommodation :-

- lounge
- kitchen/dining
- sunroom
- wc/cloaks
- garage
- garden store

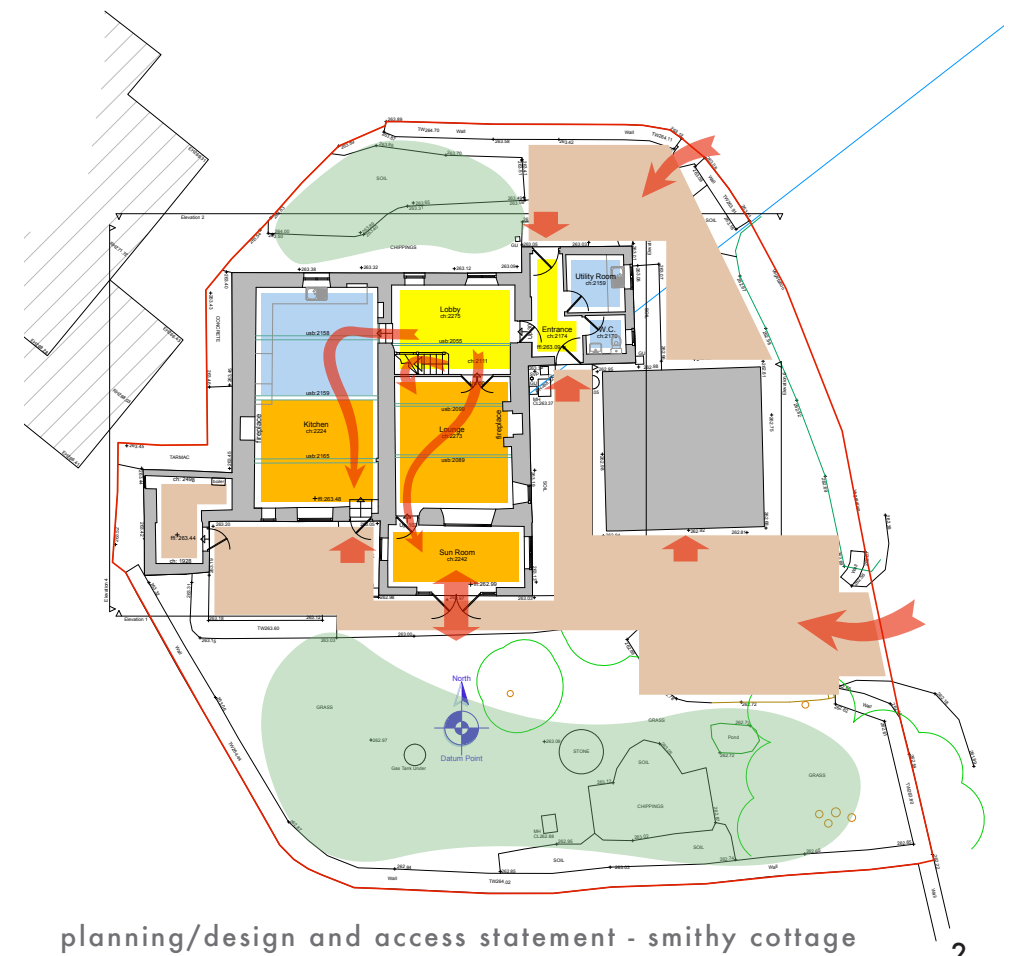
first floor accommodation :-

- 3no bedrooms
- bathroom
- ensuite

The external facing materials are as follows :-

- walls painted stonework and render
- roof natural slate
- windows upvc frames

The pedestrian entrance addresses faces North towards the centre of Tosside, whilst the garden and views are mainly to the South.



planning

Planning policy

Ribble Valley Borough Council's local plan confirms that Smithy Cottage is within Tosside village boundary.

The land beyond the village boundary are within an area of outstanding natural beauty (AONB) covered by planning policies G5 and ENV1.

Permitted development rights (PD rights) allow for certain extensions without the need to apply for planning permission, however previous planning permission conditions have removed the PD rights for Smithy Cottage.

Previous permissions and applications

Planning ref. 3/2009/0640

Extension and alterations to dwelling, creation of new vehicular access and access alterations. Erection of one dwelling/conversion of building to form holiday cottage and change of use of paddock to residential curtilage.

Planning ref. 3/2010/0576

Amendment to approved house type involving siting, moving garage forwards, extension of lean-to roofed area at rear to form kitchen/diner, alteration to west gable window to form french doors, altering kitchen window to three-light, additional window to en-suite bathroom rear elevation, changing window to door on east gable to provide access to utility, resiting of conservation roof window from north to south slope and revised curtilage boundary.

Planning ref. 3/2011/0421

Application for a lawful development certificate for a proposed boundary wall, gated access and addition of a wooden fence.

Pre-application advice

RVBC ref: RV/2016/ENQ/00095

A pre-application enquiry was submitted on the 25th July 2016. Victoria Walmsley response, dated 27th May 2016, commented as follows :-

'I expressed concern regarding the visual amenity/external appearance of the proposed extension. I suggested that the extension may appear more in keeping with the existing dwelling if the extension was reduced to the same length as the existing sun room, in order to match the opposite side of the dwelling. You indicated that the slight increase in size was to improve the overall size of this area of the dwelling. In my opinion, I believe the extension would be more in keeping with the existing dwelling if it was reduced slightly, however should you still wish to have the same as proposed within this enquiry then I would recommend you justify your reasons within a planning statement. I am also concerned about the proposed windows on the south elevation. The windows are too large and need to be reduced in order to be proportionally in keeping with the existing.'

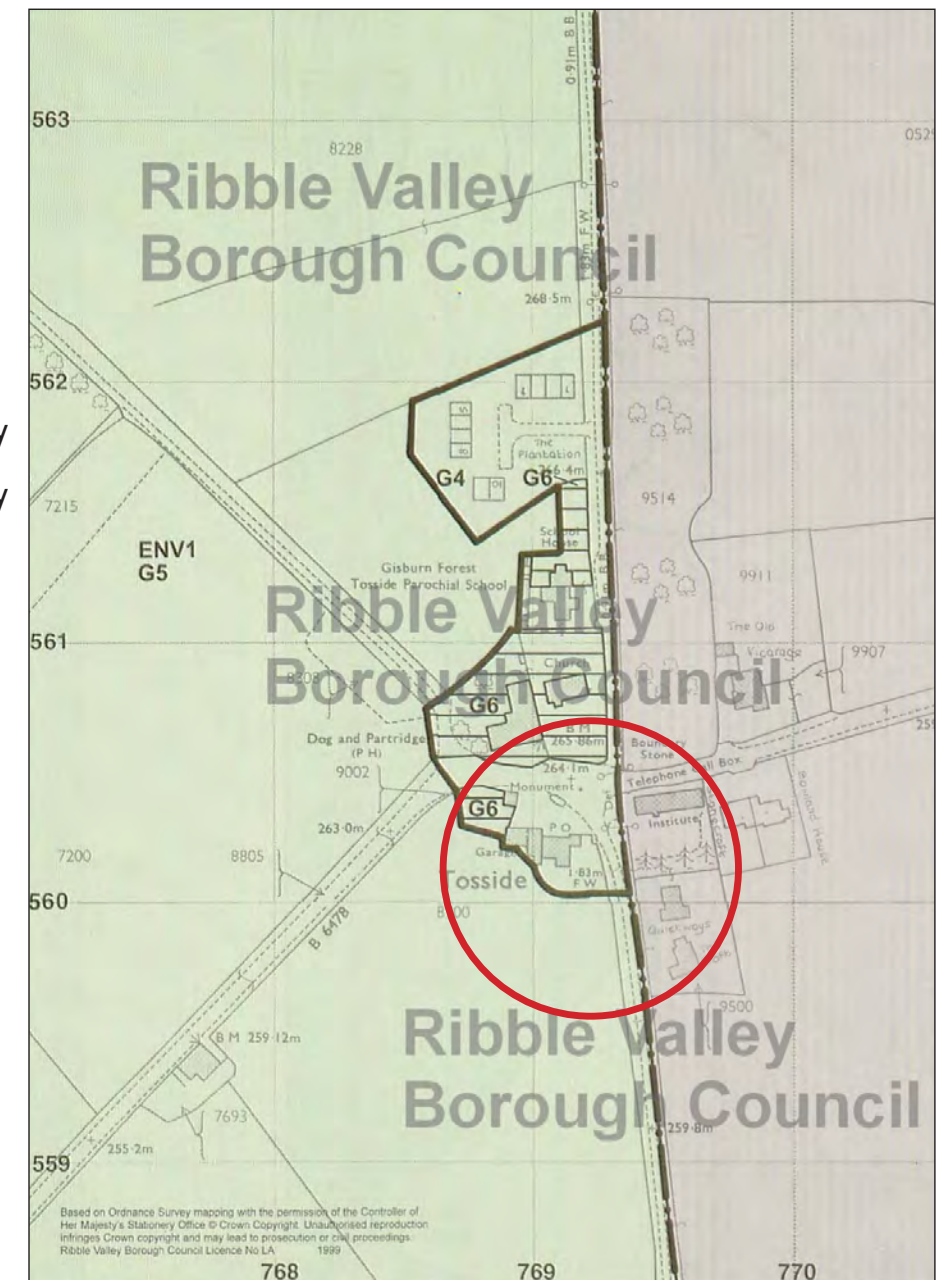
There may be an impact on the visual amenity of the surrounding area, but do not consider it to be of detriment as there is already an existing (although single storey) rear extension, and the proposal would be screened by high trees to the east. The extension would only be seen on approach from the south (Longtons Lane), but not from the north, however I do not consider the impact to be of any additional harm to the visual amenity of the area. For information, the proposal is within an area of outstanding natural beauty, but as outlined above, the proposal would not cause any additional harm and as such would consider the general principle acceptable'.

Response to pre - app advice

Further to your comments regarding the sun room remaining the size it is. At present the external walls of the sunroom are of rendered blockwork and are a poor match to the existing building. In order to make the proposed walls more in keeping with the existing stone built property, the width of these walls needs to increase from 300 to 500mm, therefore there will be an decrease in internal area. The proposed 12% increase in room area would allow more usable space and be a more sympathetic addition to the property.

In regards to your concern with the south elevated windows. Analysing the area of the existing windows and the proposed windows. The area of proposed windows is less than the existing, therefore we believe there would be no impact to the visual amenity of the surrounding area.

Existing - 18.4sq m
Proposed - 17.3sq m



proposed

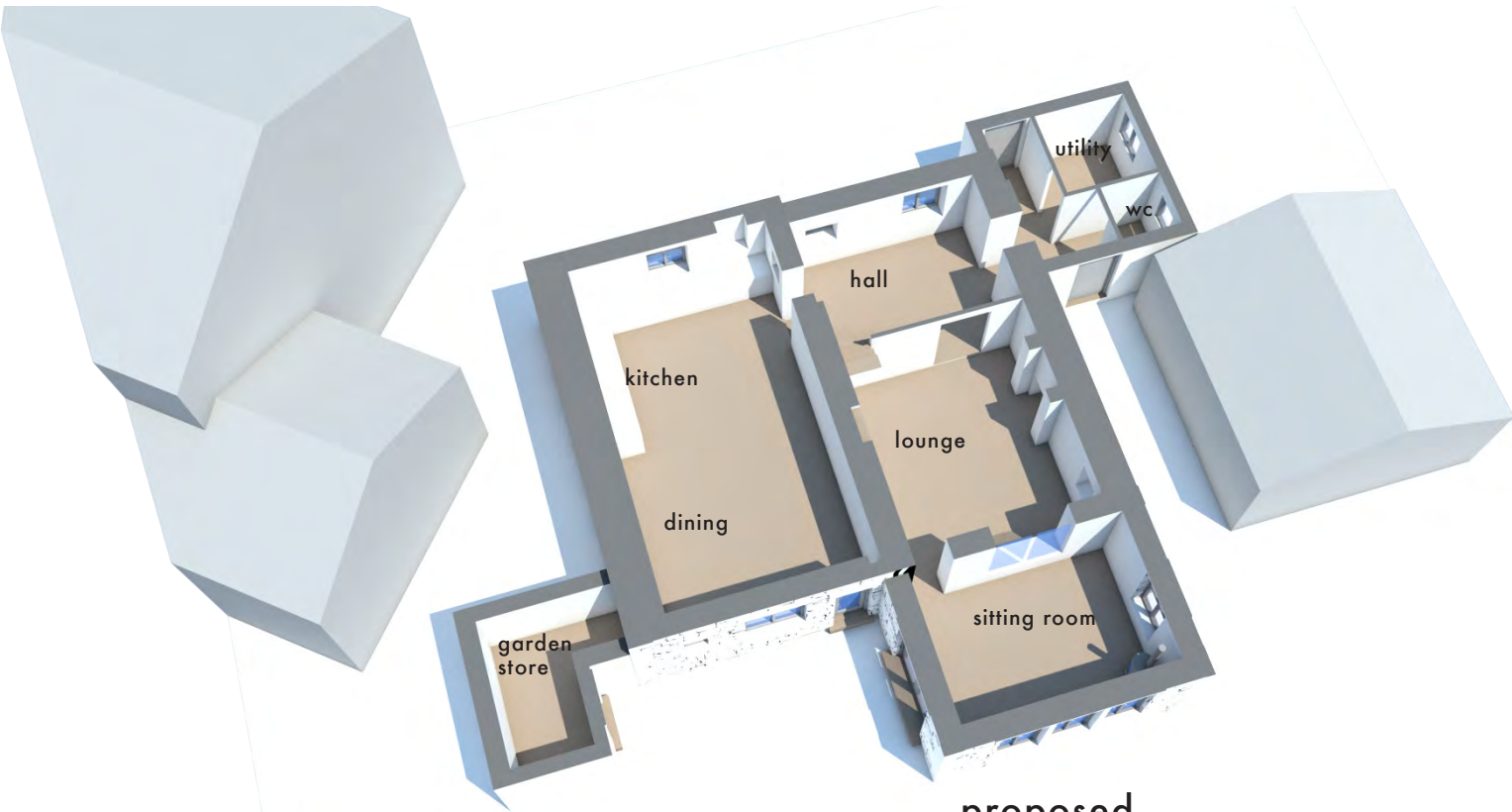
The existing sun room is in poor condition. The bedroom accommodation is also in need of attention. The proposals aim to address these shortcomings providing a replacement sitting room and improved master bedroom.

The proposals adhere to the principles outlined in the Supplementary Planning Guide, namely :-

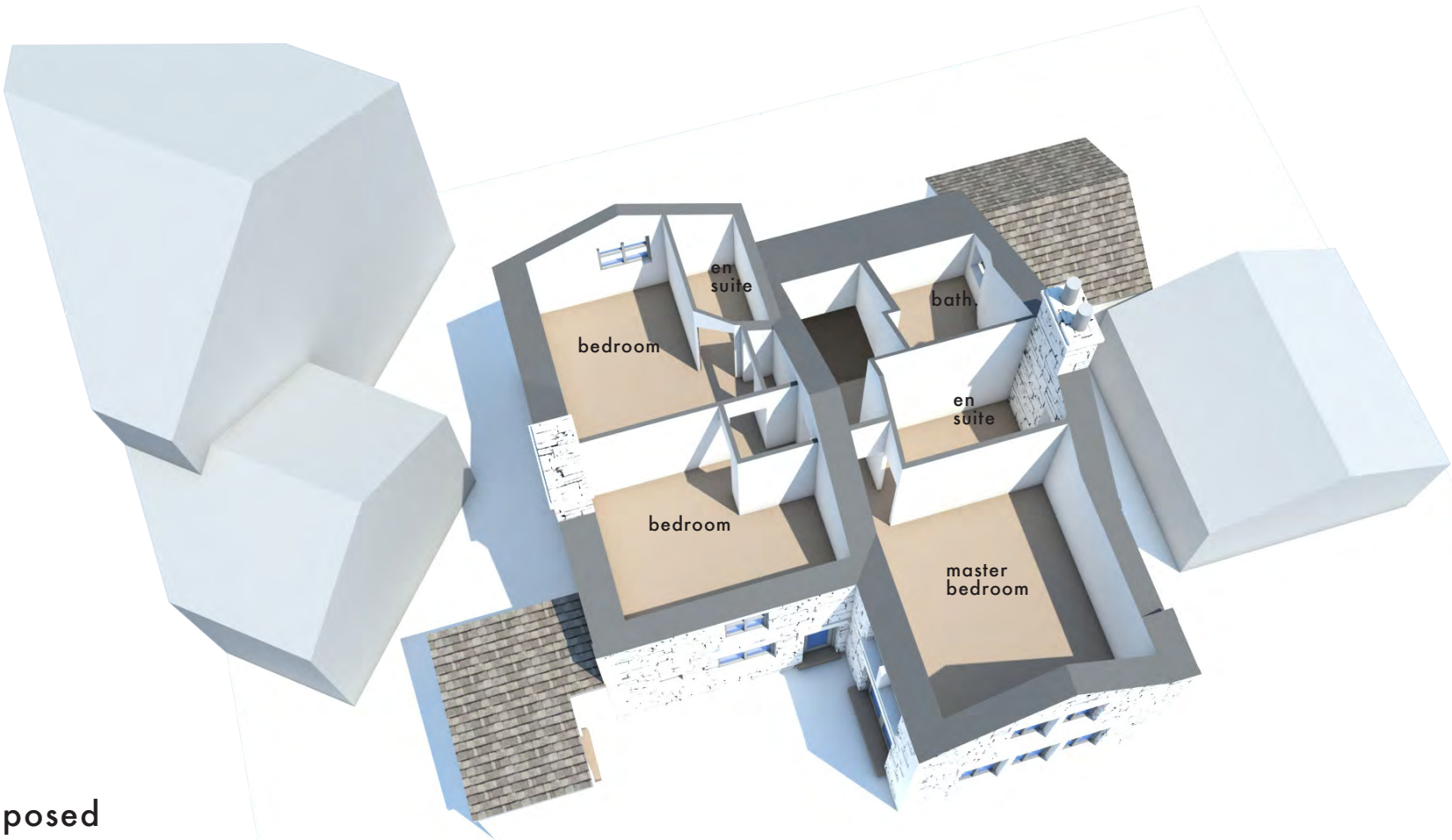
- character - the proposals reflect the character of the existing house in appearance, proportion and detail
- scale - the proposals aims to be have a good visual relationship with the existing house and setting
- size - the proposals result in a modest 12% increase in floor area.

existing	ground	114m2
	first	72m2
	total	186m2
proposed	ground	119m2
	first	89m2
	total	208m2
gross internal areas		

- General form and shape - the form and shape of the proposals respect and follow the existing property
- Materials - the proposed materials match the existing property. Walls are to be flush pointed stonework. Roofs are finished in natural slate. Windows and external doors are to match existing dressed stone lintels, cills and mullions.
- Roof design - the proposed roof will follow the profile of the existing, with matching eaves, ridges, and verges.



proposed
ground floor plan



proposed
first floor plan

proposed views

