

stanton andrews architects

design + access statement

pendle view



1 background information

1.1 introduction

The planning application is for :-

'proposed alterations and extension of the existing property to provide improved family accommodation'.

This design statement has been prepared to support a planning application for the alterations and extension to an existing detached property located on Primrose Hill just outside the village boundary of Mellor.

This report seeks to demonstrate that the proposal for the replacement of the existing bungalow has undergone a formal and thoughtful design process. The resultant scheme is therefore a response to site context, access, massing, orientation, materiality and architectural detail and one that adopts a sustainable approach.

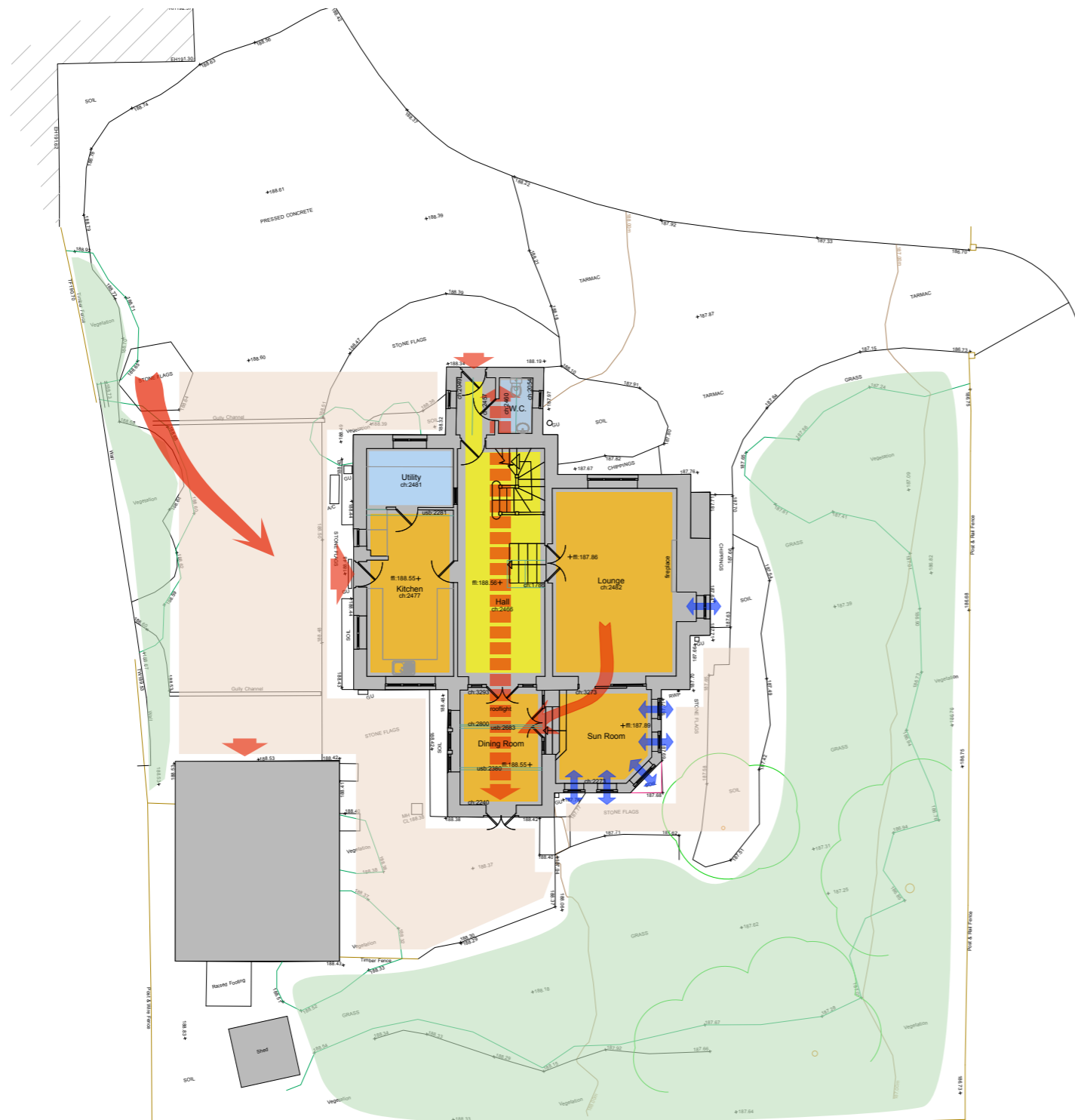
The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

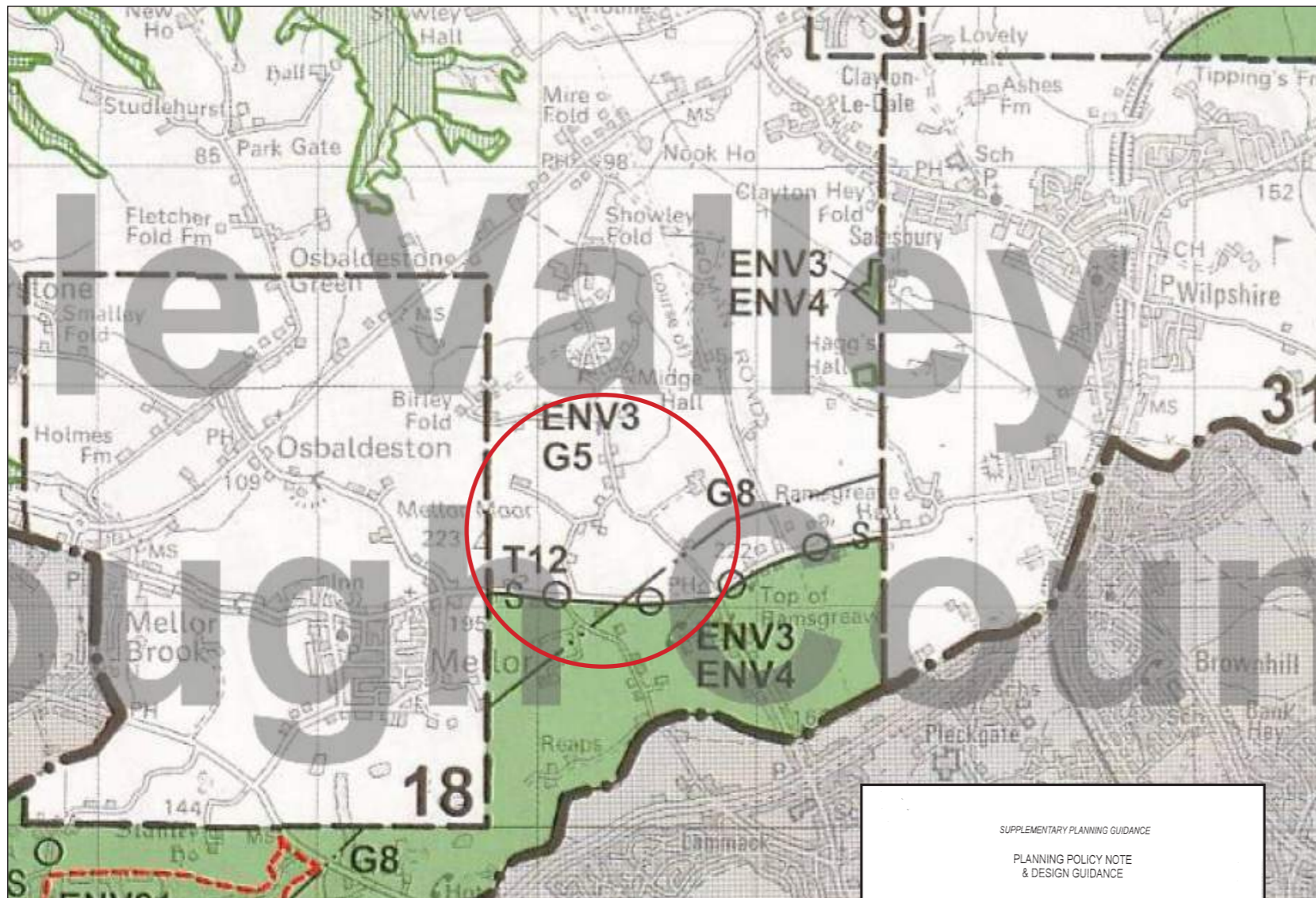
1.2 site and context

Pendle View is an existing 3 storey detached dwelling with separate garage. With its rural location the site benefits from uninterrupted views across the countryside to the north, south and east. It is noted that the applicant owns the land to the north, south and east, however, this will be unaffected by the proposals which are only to the existing property.

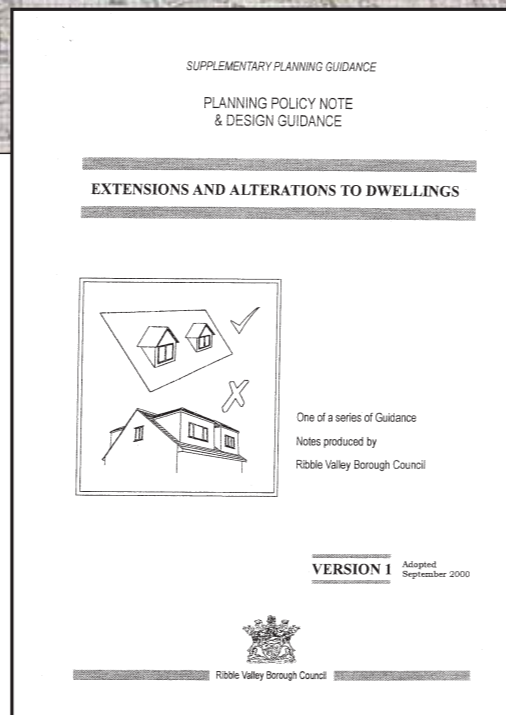
Access to the property is achieved from Primrose Hill, to the north, via a long driveway. Externally the house is faced in natural stone with slate to the roof and brown upvc windows. Due to the gradual incline from east to west the house's floor plate is stepped with the east portion approx. 0.6m lower.

The application site neighbours 'Lower Leaches Farm' (to the north west), however the location of the proposed works means this will be largely unaffected.





location of Pendle View as shown on Ribble Valley Borough Council's local plan



2 planning

2.1 planning policy

Ribble Valley Borough Council's local plan confirms that Pendle View is outside the village boundary to Mellor. It is not within a Green Belt area and also not within an Area of Outstanding Natural Beauty (AONB).

RVBC's local plan confirms that planning policies ENV3 and G5 should be taken into consideration. These are general policies largely governing new development, as such are not directly applicable to the current proposals.

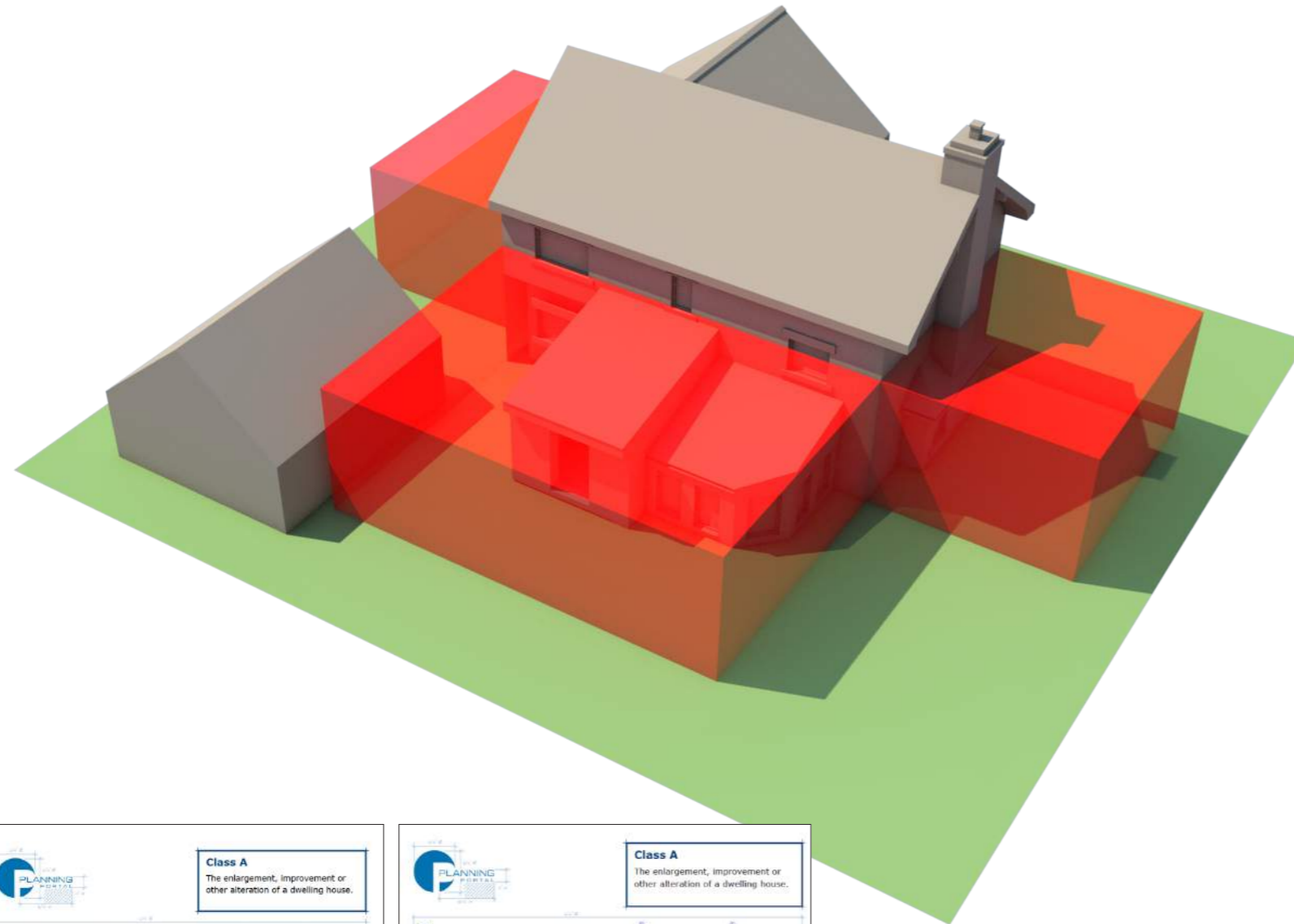
supplementary planning guide

Ribble Valley Borough Council provided a supplementary planning guide (SPG) covering 'alterations and extensions to existing dwellings'. This states :-

'The design of an extension is an important consideration. Poorly designed extensions will appear as stark features which are out of keeping with the original house. In addition to this they can also harm the character of the wider area'.

In principle the guidance offered is :-

- character - should reflect the character of the original house and wider locality.
- scale - good visual relationship between the original dwelling and any subsequent additions.
- size - proposals in excess of 33% increase in floor area (of the original dwelling) are unlikely to succeed.
- general form and shape - the form and shape of the original dwelling should be respected and reflected in the extension.
- materials - in most cases we would expect any extension to be carried out using materials which would match those of the existing building.
- roof design - it is generally advisable to follow the existing roof profile (angle of slope)



2.2 permitted development rights

extensions

The published permitted development rights confirm that significant alterations and extensions would be possible to the original house without requiring planning permission.

The model indicates the parameters of potential extensions possible to Pendle View that meet the published conditions. Applying this legislation could result in an increase of 115%.

existing gross external area	138m ²
total gross external area shown	296m ²
total % increase in area	115%

It is accepted that the profile of the proposed family room does not comply with the stated PD rights parameters and therefore planning permission is required.

It should be noted that the extension to the east elevation, to the lounge and master bedroom, is fully in accordance with the PD rights parameters for a two storey extension.

Whilst being mindful of the above, the applicants wish to involve the local authority by using the planning process and wish to obtain planning permission for the submitted proposals.

remodelling

It is our understanding that the proposed internal remodelling of the existing house, including the reappraisal of the existing window profiles can be undertaken without planning permission.

However, whilst these are not strictly concerns of this application it is intended that this remodelling of the existing property will work with the proposed extension to provide the contemporary family home desired.

PLANNING PORTAL

Class A
The enlargement, improvement or other alteration of a dwelling house.

Summary

Two-storey rear extension (extensions of more than one storey)

- On designated land extensions of more than one storey are not permitted development.
 - Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
- Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.
 - The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
 - Sheds and other outbuildings must be included when calculating the above 50% limit.
- Maximum eaves and ridge height of extension no higher than existing house. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
- Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.
- Roof pitch of extensions higher than one storey to match that of the existing house, as far as is practicable.
- Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
- Any upper-floor window in a wall or roof slope in a side elevation must be obscured and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- No balconies or verandas are permitted development.

PLANNING PORTAL

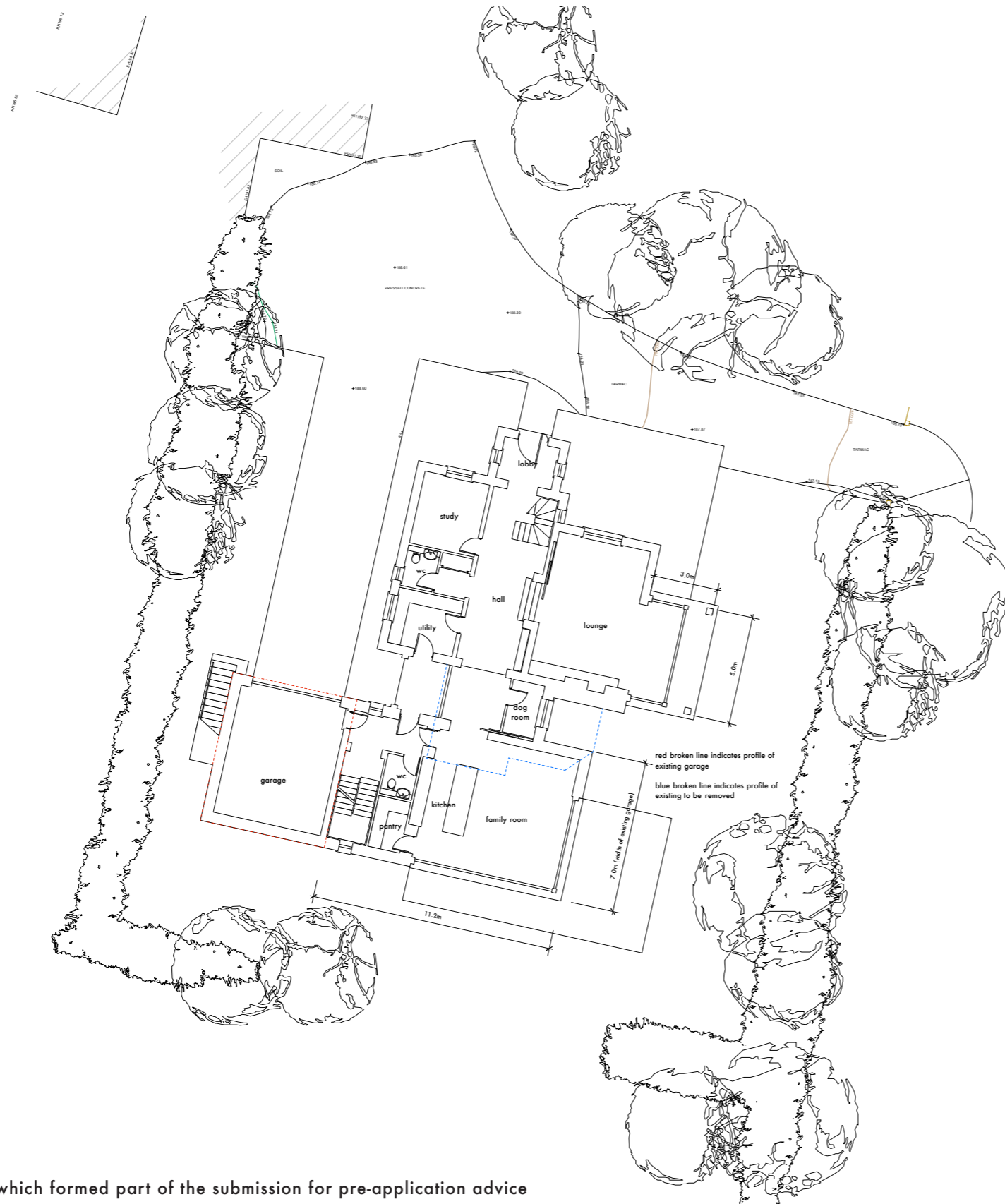
Class A
The enlargement, improvement or other alteration of a dwelling house.

Summary

Single-storey extension

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

- On designated land cladding of any part of the exterior of a dwelling (and extensions) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development.
 - Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
- Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.
 - The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
 - Sheds and other outbuildings must be included when calculating the above 50% limit.
- Extensions forward of the principal elevation or side elevation of a house and fronting a highway are NOT permitted development.
- On designated land side extensions are not permitted development.
 - On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see part 9) which runs until 30 May 2019 does NOT apply.
- Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. The condition does not apply when the extension is a conservatory.
- Width of side extension must not have a width greater than half the width of the original house.
- Side extensions to be single storey with a maximum height of four metres.
- If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
- Single storey rear extension must not extend beyond the rear of the original house by more than 3m an attached house or by 4m if a detached house.
 - In addition, outside designated land and Sites of Special Scientific Interest the limit is decreased to 4m if an attached house and 6m if a detached house until 30 May 2019.
 - These increased limits (between 3m and 6m and between 4m and 6m respectively) are subject to the [neighbour consultation scheme](#).
- Single storey rear extension must not exceed a height of four metres.
- Maximum eaves and ridge height of extension no higher than existing house.



plan which formed part of the submission for pre-application advice

2.3 pre-application advice

RVBC Ref: RV/2017/ENQ/00004

A pre-application enquiry was submitted on the 7th March 2017. Mrs Horton's response, dated 4th April 2017, commented as follows :-.

'The impact of development upon the amenity of neighbouring residents is a material consideration in the determination of any subsequent application, and in particular any potential loss of privacy/overlooking and overbearing impact (refer to DMG1 of the Core Strategy).'

The nearest residential property to 'Pendle View' is 'Lower Leaches Farm' to the west in which their amenity space to the rear abuts the eastern boundary of the property. I note that there is an existing first floor window to the western gable elevation of the property which serves a bedroom. An additional first floor window is proposed to this elevation serving a bedroom. Whilst I am of the opinion that this additional window would not make the current situation worse to warrant refusal of the application I note that this is a secondary window and to avoid any possible objections from your neighbours I would suggest that it is removed.'

As we agree with Mrs Horton that the additional window to the western gable would not make the current situation worse the decision has been made to retain this in the proposal.

'I have no objection in principle to the size of the extensions, nor the design approach proposed at the property. Notwithstanding this, I have pointed out that the property is visible from the Green Belt in which case the amount of glazing to the southern elevation should be carefully considered and that to minimise any objections from neighbouring properties I have suggested a couple of amendments.'

Whilst we accept that the property is visible from within the green belt we believe that the topography of the land and the surrounding landscape largely screens the proposed window at ground floor level to the southern elevation. We also believe the glazing does not overbear the elevation nor does it create overlooking issues and therefore the decision has been made to retain the feature to the family room.

It should be noted that in addition to the comments offered by Mrs Horton it was recommended that the planning application be accompanied by a scoping survey and an arboricultural impact assessment. The surveys have since been undertaken and are submitted alongside the application. The results of which are outlined in section 3.6 of this document.

3 design development

3.1 design brief

Mr and Mrs Ponsonby (the applicants) have lived in Pendle View for a number of years. Over this period, the shortcomings and limitations of the current property have become apparent with disconnected living accommodation and poor bedroom facilities - in short the property does not provide the facilities required for modern family living. Views and natural light within the property are also poor.

Stanton Andrews Architects were asked to review the existing site and consider options for remodelling and extending the property. These options were to address the shortcomings of the current arrangement to provide a contemporary family home.

An important aspect of the brief was to create a strong connection between the living spaces, the garden and the wider context by introducing good connections to appreciate the views across the countryside to the north, south and east.

3.2 design process

The proposal is the result of a detailed and thorough design process during which a number of options were explored prior to deciding on, and refining, a preferred scheme.

A number of early feasibility options were developed which allowed a detailed understanding of the relationship between the proposed schemes and their setting to be fully explored and understood. The options created also took into consideration their visual impact on the neighbouring property and so most proposals were restricted to the south of the property. This feasibility process therefore ensured that the proposals were well considered and integrated.

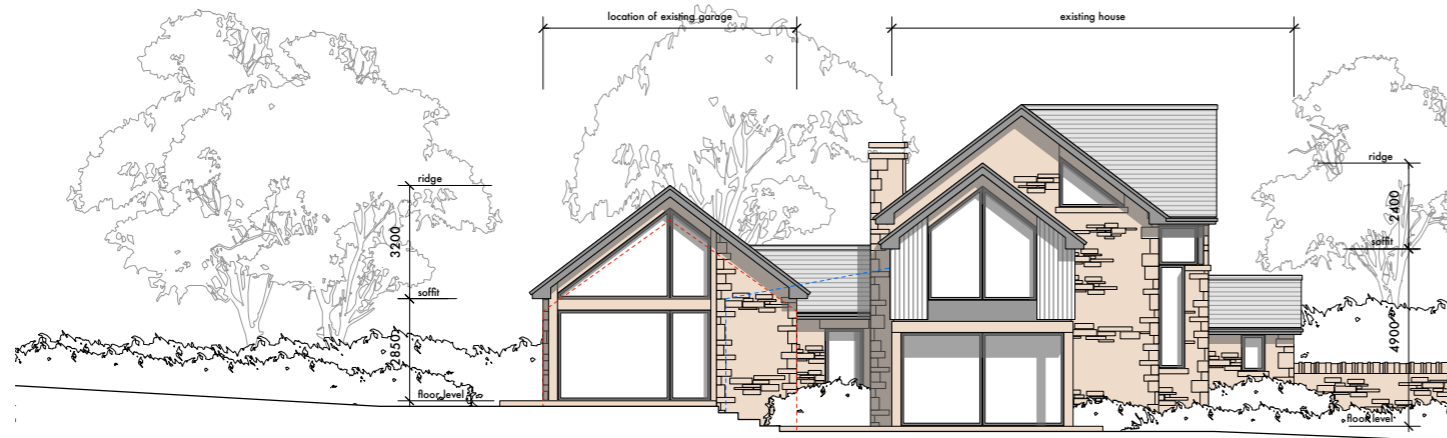
Following the selection of a preferred option the scheme was refined and amended to suit the clients brief. Some of the features include an extrusion of the existing garage block to incorporate a contemporary living arrangement through the family/ kitchen area which maximises the views to the south and east.



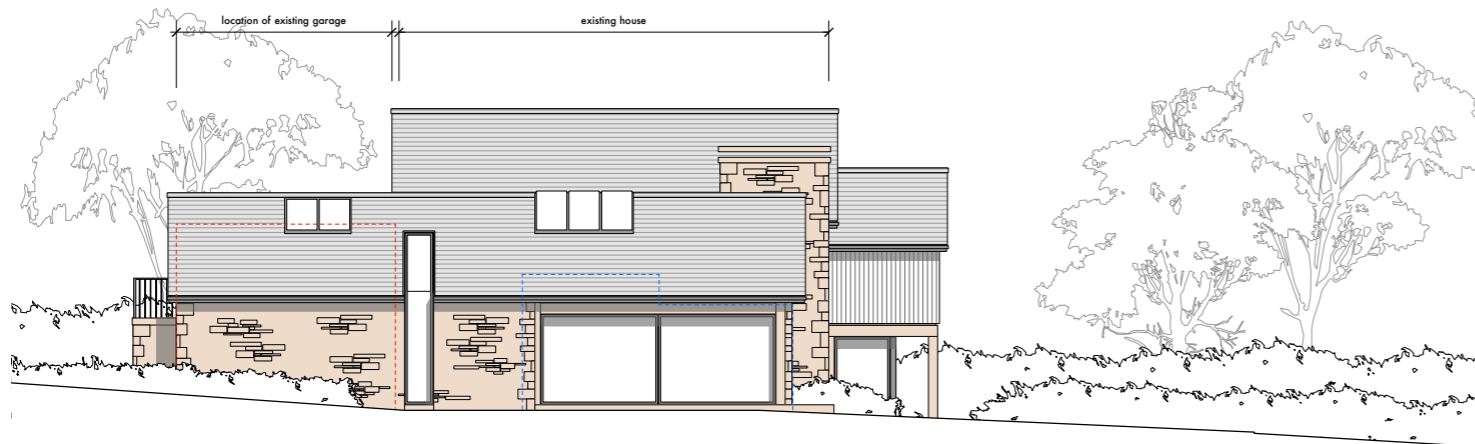
as proposed



early feasibility modelling



east elevation



south elevation

south and east elevations of the proposal (main elevations affected by proposed scheme)

3.3 proposed

The design has been developed in a response to the applicants aspiration for a functional and usable family home that responds to and appreciates its surroundings. The proposal will provide improved family accommodation which reconsiders the 'flow' between the rooms and helps to promote the relationship between the house and its setting.

On the ground floor, the proposed family room is part of the extension which has been conceived as an extrusion of the existing garage block; spaced away from the south elevation of the existing property. The link, joining the extension to the house, is deliberately understated, recessed below the neighbouring roofs. The lounge to the east elevation is 'opened up', much like the family room, to improve the flow into the garden and maximise views across the open countryside.

The internal arrangement of the existing house is replanned. This allows the bedroom accommodation to be fully reconsidered to provide more usable space within the rooms alongside suitable ancillary accommodation.

It should be noted that the proposed extensions are screened by the existing property from the public highway and the neighbouring property and as such will have no impacts arising from a result of overshadowing or overlooking.

3.4 appearance

The appearance is unashamedly modern whilst also being respectful of the existing property, context and setting. It also makes it evident which part of the building forms the original property and which is the later addition.

The exterior materials have been selected to respond to the existing property. Walls are finished in natural stone (to match the house) and timber boarding (to respond to the outbuildings), the roof is to be finished in natural slate.



3.5 area comparison

The current design proposal is the result of a detailed and thorough design process which creates a nominal increase in the overall area of the development from the existing property.

existing areas (gross internal)

ground	120 m ²
first	75 m ²
second	75 m ²
garage	35 m ²
total	305 m ²

proposed areas (gross internal)

ground	170 m ²
first	110 m ²
second	75 m ²
garage	35 m ²
total	390 m ²

Overall 27% increase in area - this is accordance with the principles outlined in the Council's supplementary planning guide noted previously.

3.6 ecology

As recommended in the pre-application advice a bat survey has been carried out on the site. This survey found no evidence of bats within the structure and it was concluded that the proposed building alterations and extension are unlikely to cause significant disturbance to bats. As a result of this, the work has been recommended to proceed without a requirement to obtain a development licence (EPSL).

Whilst the works will not impact all too much on any trees or hedgerow throughout the majority of the site, an arboricultural assessment has been recommended. The assessment found that all the trees on the site are Category C (Those trees of low quality and value: currently in adequate condition to remain until new planting could be established). It has been noted on the tree report that Category C trees will usually not be retained where they would impose a significant constraint on development and those directly affected by the proposed scheme have indeed been recommended to be removed.