



JUDITH DOUGLAS TOWN PLANNING LIMITED

Willow Spring, 58 Pendleton Road,
Wiswell, Clitheroe BB7 9BZ



Proposed demolition of existing bungalow, replacement with one and half storey house, detached garage and alterations to access and driveway.

Planning Statement

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JDTPL0071

Judith Douglas BSc (Hons), Dip TP, MRTPI



90 Pimlico Road, Clitheroe, Lancashire, BB7 2AH
Telephone: 01200 425051
Mobile: 07729 302644
Email: judith@jdouglastownplanning.co.uk
Website: www.jdouglastownplanning.co.uk

Registered Office: 90 Pimlico Road, Clitheroe, Lancs

1.0 INTRODUCTION

1.1 This pre-application advice request has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs T Frear. The development proposal designed by Calderpeel Architects is for a replacement dwelling at Willow Spring. The new dwelling will be one and half storeys in height from the front but single storey to the rear as the dwelling is on a sloping site and the design responds to this by cutting into the ground. The ground floor level of the proposed dwelling will be below the current ground floor level of the existing bungalow. The existing driveway is to be extended around the northern side of the bungalow to reach the proposed garages at the rear.

1.2 The application should be read in conjunction with:

16182 (PL) 001 Location Plan

16182 (PL) 002 Existing Plans and Elevations

16182 (PL) 003A Existing Block Plan

16182 (PL) 004C Proposed Block Plan

16182 (PL) 005B Proposed Floor Plans

16182 (PL) 006A Proposed Elevations

16182 (PL) 007A Proposed Garage

16182 (PL) 008 Proposed Cross Section

16182 (PL) 009 Elevations Overlay

Tree Survey 26th May 2017.

Bat Survey 8th Dec 2016.

1.3 This Statement will describe the site and surroundings and the planning history of the development of the site. The development being proposed will be described and the relevant planning policies will then be discussed.

2.0 SITE AND SURROUNDINGS

2.1 Willow Spring is within the village of Wiswell on the east side of Pendleton Road at the northern end of the village. It is the last property in the village on the right-hand side of Pendleton Road as you leave the village towards Pendleton. The land slopes down from east to west so that

Willow Spring and its garden are higher than the road. To the east, the land continues to rise across the fields towards Pendle Hill. On the opposite side of Pendleton Road from Willow Spring stands a small group of houses including 1 and 2 Tithe Barn Cottages, Steps Cottage and Four Acres. To the south of Willow Spring is the detached property Hollybank which also faces Pendleton Road and beyond this are the detached house and bungalows along Leys Close.

- 2.2 The site is shown to be within the settlement boundary of Wiswell but outside the Wiswell Conservation Area in the adopted Ribble Valley District Plan Proposals map. The land around the village is also designated as open countryside. The boundary of the Forest of Bowland Area of Outstanding Natural Beauty is approximately 300m to the east. There are no public footpaths close to the site. However, footpath 15 runs from Moor Side Lane past the south-western end of Leys Close and runs north east across the fields to Wiswell Eaves Farm. A Tree Preservation Order covers ash trees on the site frontage.
- 2.3 Willow Spring is a substantial detached bungalow with attached garages set within a large garden. It has a cruciform plan and is constructed with white rendered walls with pale red brick detailing on the front elevations, a red corrugated tile roof and dark stained window frames with timber panels. The front roof slope has one triangular dormer window. The bungalow directly faces the cottages on the other side of Pendleton Road. At the rear of the bungalow is a large conservatory and within the garden are a large greenhouse, sheds summerhouse, and the remaining walls of former piggeries. The garden is mainly lawns with mature trees and shrubs. Along the rear boundary is a beach hedge. The boundary to Pendleton Road has a substantial hedge of evergreen species and trees along its length, except where the access is so that the property is well-screen and not particularly visible from the road. There is a single vehicle access point off Pendleton Road which immediately splits to provide two driveways to the property.

3.0 PLANNING SITE HISTORY

- 3.1 The planning history of the property shows that various permissions were sought in 1957. An application for a bungalow with maid's quarters reference 6/10/0565 was approved on the 10/7/57. It is likely that majority of the bungalow is from this date. In 1987 there was an application for extension and alteration to the property to link the bungalow to the garage. There are no recent planning applications recorded on the Council's website

4 THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy and the proposals map of the Ribble Valley Local Plan.

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN2 – Landscape
Key Statement EN4 – Biodiversity and Geodiversity

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME2 – Landscape & Townscape Protection
Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

5 PRE-APPLICATION ADVICE

- 5.1 Pre-application advice was sought from the Council initially for a proposal to extend and alter the existing bungalow including the provision of a first floor. The Planning Officer's advice was positive and suggested that a replacement dwelling on the site would be acceptable in principle. This has allowed more flexibility in the design of the scheme which has also allowed significant additional improvements to be made. In particular the re-orientation of the dwelling and the lowering of the ground floor into the site.

- 5.2 The Planning Officer confirmed that the properties in the immediate locality differ significantly in their size, design and appearance. She also commented that there is no particular house type within the immediate and there is a variety of materials used in their construction. The scheme proposed at the pre-application stage was considered to be acceptable.

6 EVALUATION

- 6.1 The main planning issues is whether the proposed replacement dwelling in terms of its scale, height, design and massing is sympathetic to the character and appearance of the area, whether the dwelling has an acceptable impact on the amenities of the occupiers of neighbouring houses and the impact of the development on trees on the site.
- 6.2 The application seeks consent to demolish the existing bungalow and replace it with a part two storey part one and a half storey dwelling and detached garage. The one and half storey section is closer to the road whilst the two-storey section recedes. The orientation of the

dwelling has been altered so that the main windows in the front of the proposed dwelling are facing north and the rear elevation is facing south. This avoids the dwelling looking directly as its neighbours on Pendleton Road and Leys Close. Drawing 09 clearly shows that the ground floor level of the house has been lower from 135.75m to 133.84m a reduction of 1.91m. Though the replacement dwelling is two storey/ one and half storey it will not appear to be significantly higher than the current bungalow when viewed from outside of the site.

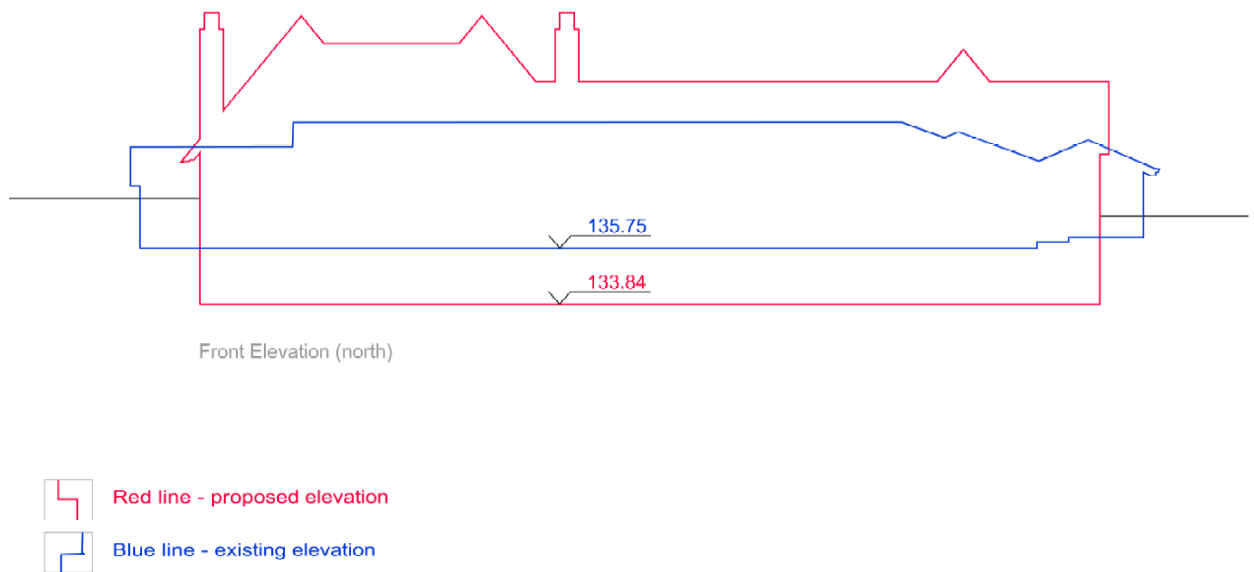


Fig 1 Extract from drawing 16182 (PL) 009 Elevations Overlay

- 6.3 The proposed dwelling is located within the settlement boundary of Wiswell. Core Strategy policy DMG1: General considerations, has several requirements relating to design, access and amenity amongst others. It is this policy which has the most relevance to this development.
- 6.4 Whilst the proposed dwelling is larger than the existing bungalow is not disproportionate to the size of the plot. The garden area of Wiswell Spring is significantly larger than it neighbours so that the size of the dwelling in relation to its garden is acceptable. The character of the village is one of a wide variety of house type styles and ages. Dwellings are scattered and not positioned uniformly along the road. The proposed dwelling is set at an angle to the road but will not appear out of place in this context, especially as the proposed dwelling is set a considerable distance back from the site frontage and is well screened by the roadside

hedge. Indeed, the neighbouring house to then north of the site, Robin Hill, is itself set at an angle to the road.

- 6.5 The bungalow at Willow Spring was constructed in the late 1950's early 1960's. The majority of the bungalow which is on the site today was built at that time. There have been subsequent minor additions to the dwelling since that time the most recent in the late 1980's. An aerial photograph from google earth shows that the predominant roofing material in the village is blue slate and that Willow Spring is unusual in having a red corrugate tile roof. Compared to its neighbours on Leys Close, Willow Spring is a large property set within an unusually large garden. The loss of this building will be of no detriment to the character of the area and indeed provides the opportunity for a building of significantly improved appearance.



Fig 2 Aerial view source google maps

Response to site characteristics

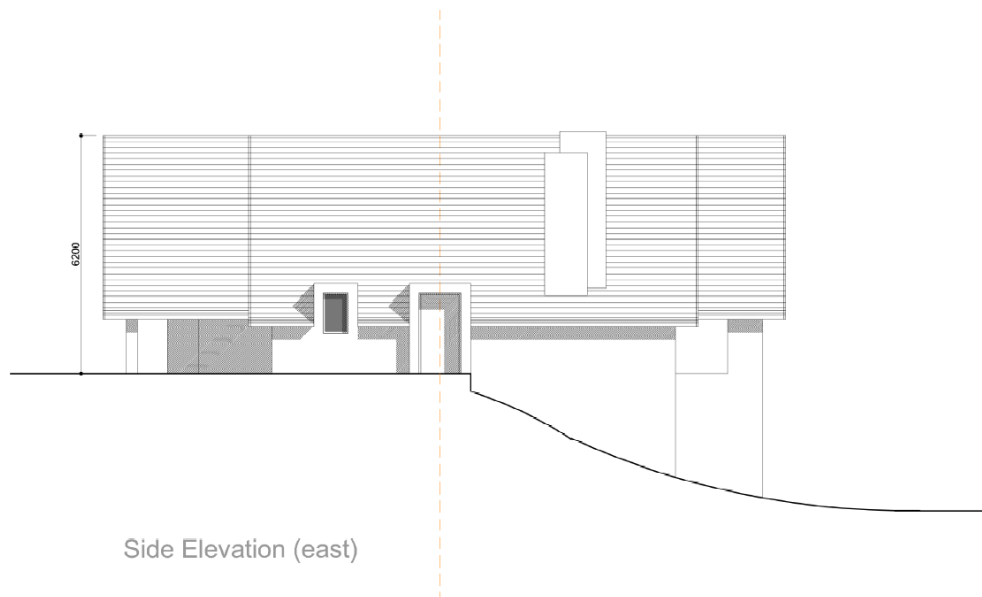
- 6.6 The land rises consistently across the site from 133m at the road edge to 138m at the rear boundary. The floor level of the bungalow is 135.75. The current building has a wide front elevation which follows the contour of the land. The main rooms face west towards the road and east over the back lawn. There is mainly garaging and ancillary rooms on the southern

side of the building some of which are probably later additions connecting previous detached structures to the main dwelling. These fail to take advantage of the southern aspect of the bungalow.



1 Rear elevation facing uphill over the sloping lawn

6.7 It is proposed to demolish the existing building. This allows a fresh design approach which respond creatively to the sloping nature of the site. The dwelling will be two storey/one and half storey to the front facing north, and will appear as single storey to the rear as the upper floor will access the higher ground level on the southern side of the building. This provides contemporary, usable living accommodation with a strong connection to its setting.



Side Elevation (east)

Fig 3 Extract from 16182 (PL) 006A Proposed Elevations showing how the building responds to the slope of the site.

Scale and massing

6.8 The design has a strong vertical emphasis using glazed gables to intentionally split the massing of the building and provide a lively, high quality, contemporary design. The projecting gables reduce the visual impact of the building on its surroundings. There are substantial gardens around the dwelling so that the scale of the building is appropriate in this context.



Fig 4 Extract from 16182 (PL) 006A front elevation

Street Scene and impact on the wider landscape



2 Towards Wiswell. High hedge on site frontage on left.



3 Towards Pendleton high hedge on site frontage on right

6.9 The right-hand side of Pendleton Road travelling out of Wiswell towards Pendleton is characterised by detached properties set within gardens which are elevated above the road. The properties are set back from the road and separated from it by the highway verge/bank

and substantial hedgerows with trees. Wiswell Spring is set back from Pendleton Road by a considerable distance about 19m at its nearest point, with the main front elevation being 24m from the road. There is a substantial mature and evergreen hedge set above the road level which provides almost complete screening of the dwelling from Pendleton Road.

- 6.10 The properties in the area are a mixture of bungalows and houses. Of these, several bungalows have been altered to create a first floor. These include Robin Hill the next property to the north along Pendleton Road. There are also examples nearby where dwellings have been replaced by larger dwellings including Pepper Hill and The Eaves now Wiswell Manor.
- 6.11 The creation of a new replacement dwelling at Willow Spring in this context will not appear out of place. It will contribute to the mix of styles and sizes of dwellings in the area. When seen in the wider landscape the property will be viewed in the context of its position within the village adjacent to the mix of bungalows and houses on Leys Close.

Materials



4 Current palette of materials

- 6.12 The bungalow is currently constructed with rendered walls with light red brick detailing and a red corrugated tile roof which is unusual for this area. The proposed dwelling will be constructed out of stone under a slate roof. These are materials commonly used on buildings in the area and are appropriate in this context.

Neighbouring properties.

6.13 There is nearly a storey difference in height between Willow Spring and Tithe Barn Cottage due to the slope of the land. The existing and proposed heights of the buildings at Willow Springs in relation to the cottage is shown on drawing 008 Proposed Cross Section. This clearly shows that although the building is gaining an upper storey the lower storey is being dug into the ground to minimise the impact on neighbouring dwellings and visual impact. None of the windows in the proposed dwelling directly face neighbouring properties. The corner of the proposed house at its nearest point will be approximately 28.5m from Tithe Barn Cottages. This is sufficient distance for no significant loss of privacy to occur even though the proposed house is elevated above the cottages. Similarly, there is approximately a separation of about 35m between the nearest corner of the proposed south elevation of Willow Springs and the rear elevation of 1 Leys Close.

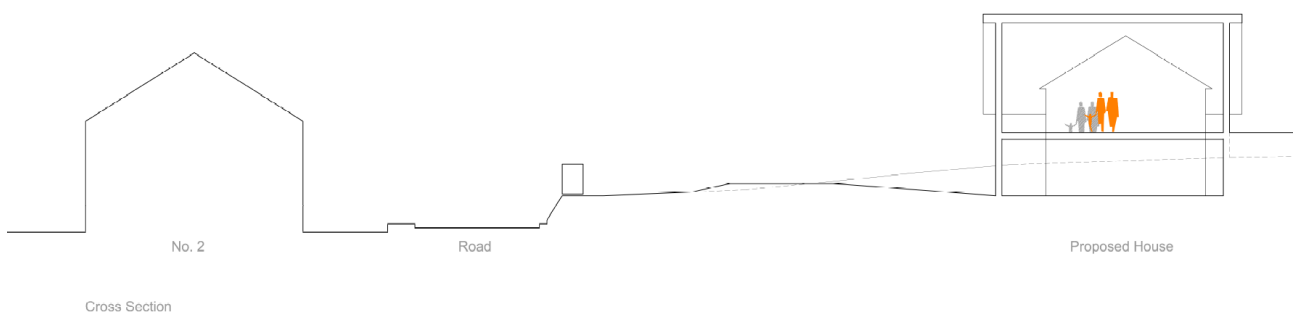


Fig 5 Extract from drawing 16182 PL 008 Cross Section.



6 The is approximately one storey difference in height between Willow Springs and Tithe Barn Cottages

Trees

- 6.14 There is a tree preservation order relating to the property dating from 1969. The document is difficult to read and appears only to cover ash trees on the front of the site to Pendleton Road. We have noted the presence of a mature ash trees on the northern end of the site frontage. The proposed new house not affect any existing trees. However, the route of the new drive will pass within a small proportion of the root protection area of the protected trees. The driveway in this area does not require excavation and can be constructed so as not to damage the root system of the trees. Measures to protect the trees during construction have been suggested and can be secured by a condition. The proposal complies with the requirements of policy DME2

Protected Species

- 6.15 A bat survey was carried out by Envirotech Ecological Consultants on the 8th December. No indications of the use of the site by bats were found during the survey. The demolition of the bungalow will not harm protected species. The proposal complies with the requirements of policy DME3.

7 CONCLUSION

- 7.1 The proposed scheme to replace the existing dwelling provides an opportunity to provide a well-designed contemporary high-quality house which responds sensitively to its setting and its relationship to neighbouring properties. The building is positioned within very large garden which can accommodated the proposed dwelling without appearing over developed or cramped. The careful attention to the attributes of the site has enabled the Architect to make use of its sloping nature to create a dwelling that appears to be two/one and half storeys at the front and single storey to the rear. The living accommodation can now take full benefit of the south garden area at the rear of the house which was previously obscured by garaging.
- 7.2 The proposed dwelling is set at a considerable distance back from the road it will not appear dominant or out of place in the street scene. The scheme fully accords with the requirements of Core Strategy key statements EN2, EN4 and policies DMG1, DME2, and DME3.