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DESIGN AND ACCESS STATEMENT

Planning Application for the
Proposed Development
of The Moorcock Inn Site
Slaidburn Road, Waddington,
Clitheroe, BB7 3AA

Date: December 2017
Job ref: 5513

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Pendle View Developments Ltd, as part of a full planning application to erect 4No. detached dwelling houses with curtilages, drives and landscaping works. The planning application follows the approval of 4No. dwellings on the Moorcock Inn site in September 2017 (Planning Application Ref: 3/2017/0674).

It is to be read in conjunction with the following planning drawings and documentation:

- 5513-01E Plot 1 Proposed Plans and Elevations
- 5513-02C Plot 2 Proposed Plans and Elevations
- 5513-03C Plot 3 Proposed Plans and Elevations
- 5513-04D Plot 4 Proposed Plans and Elevations
- 5513-05A Plot 2, 3 and 4 Garages Proposed Plans and Elevations
- 5513-06A Proposed Site Plan
- 5513-07 Existing Site Plan
- 5513-08A Proposed Sections
- 5513-09 Visual Impact Assessment
- Visual Impact Assessment
- Arboricultural Impact Assessment

2.0 SITE DESCRIPTION

The Planning Application site forms part of a rectangular plot of approximately 0.73 hectares and was formerly associated with the Moorcock Inn, prior to closure in 2010.

The site is located on southern flank of Waddington Fell, approximately 3 km to the north of Waddington, between the villages of Waddington and Newton. Whilst the site is located in an open rural setting, there are two dwellings in close proximity to the site (Moorcock House to the west and Jolly Croft to the south west), with some other structures between the Moorcock Inn and Jolly Croft.

The site boundaries are generally defined by hedges, fences and walls. The land levels rise gently across the site from south to north, with a tree backdrop on the uphill side of the site. Access is off Slaidburn Road via a tarmacked roadway, which leads to the car park area.

3.0 PLANNING HISTORY

Since the closure of the Moorcock inn in the Summer of 2010 there have been the following planning applications made:

- 3/2012/0356 – Proposed conversion and redevelopment of a redundant Public House and Hotel with conference facilities, into three private residential properties. Planning permission granted August 2012
- 3/2012/0819 – Proposed demolition of The Moorcock Inn and the erection of three detached dwellings, three detached garages with annex accommodation over and the creation of garden and landscaped areas. Refused planning permission November 2012
- 3/2013/0394 - The demolition of The Moorcock Inn and the erection of three detached dwellings with three detached double garages with annex accommodation over and the creation of garden and landscaped areas. Re-submission of 3/2012/0819. Application withdrawn February 2014.
- 3/2014/0592 – The demolition of The Moorcock Inn and the erection of 7No. dwelling houses including associated drives, gardens and external landscaping works. Refused planning permission October 2014 and subsequent Appeal dismissed April 2015.
- 3/2014/1119 – The demolition of The Moorcock Inn and the erection of 1No. dwelling house including associated drive, gardens and external landscaping works. Planning permission granted May 2015.
- 3/2017/0674 – The demolition of the Moorcock inn and erection of 4No, dwelling houses including associated drives, gardens and external landscaping works. Planning permission granted September 2017.

4.0 DESIGN & ACCESS

Design Layout, Massing and Scale

The scale and layout of the new dwelling houses has been a key consideration to maximise the openness and views through the site. The dwelling houses have been orientated to benefit from stunning views to the South East of the site, this orientation helps to reduce the visual massing perceived from the main south aspect, and also to respect the frontage of the site in relation to the main road. This has also allowed large gaps to be left between the buildings to maximise the visual permeability through the site and to add interest.

The property will be two storeys in height reflecting the scale and character of those in the surrounding area and would make use of the roof space, whilst incorporating projecting gable features which provides a contrast in depth to the elevations. Bi-folding sliding doors and feature

glazing are present to maximise solar gain and ensure large expanses of light flood the properties, these features add architectural merit to the aesthetics.

The design has taken reference from the surrounding context including the material selection to create a contemporary design. A limited palette of quality materials such as dark grey coloured windows, natural stone surrounds, natural stone, slate and areas with a rendered finish integrated with simple and quality detailing are used to enhance the positive visual impact of the design.

The scheme takes into account privacy distances between the proposed dwelling houses, a timber fence boundary is proposed between each curtilage.

The detached garages have been located to the North perimeter of the site to ensure they appear subservience with the detached dwelling houses and appear subordinate from the street scene and to open up space between each of the dwellings.

Landscaping

Landscaping has been carefully considered in the design, stone walls have been incorporated into the design as the principal site boundary treatment. Dry stone walls would run across the rear of the site to retain earth behind the dwellings with openings formed to create bin stores. 2.4M high dry stone boundary to Slaidburn Road ensure privacy, lowering to 1.2m high at the frontage of the site. The new dry stone walls form a subtle visual link to help integrate the plots as a whole. The recommendations outlined in the visual impact assessment and proposed mitigation measures by Rycroft Associates will be adhered to throughout.

The scheme would require some of the existing trees on site to be removed as outlined in the arboricultural impact assessment. The trees to be removed are the same as the previously approved application ref: 3/2017/0674 and past arboricultural impact assessment with no change given the design amends subject to this application. The application includes for new native trees to be planted to mitigate this and to add some natural structure to define boundaries and entrances, but without compromising the overriding design goal to enhance the site by respecting the need to keep the site as open as possible and allow views through to the central upland fells and down the valley.

Appearance

The new dwelling houses are to be constructed from natural stone walls and chimneys with dressed stone window and door surrounds. Natural slate roof finishes and metal rainwater goods would be

used for the houses. Timber and metal framed windows, doors and entrance gates would be used. Drives would be finished in gravel with stone sett edgings and paths and patios would be finished in natural stone flags.

Access

The development would continue to be served by the access track off Slaidburn Road and each plot would have its own access drive with double garaging and ample off street parking and turning space. The parking provision are the same as the previously approved application Ref: 3/2017/0674 with no change given the design amendments subject to this application. The development would be built in accordance with current Building Regulations and would comply with accessibility requirements.

5.0 PLANNING CONSIDERATIONS

The current application seeks consent for minor alterations/design amendments to the previously approved scheme (Ref: 3/2017/0674) in connection with the construction of four dwellings including associated drives, gardens and external landscaping works at Slaidburn Road, Waddington, BB7 3AA

Further to the above approval, our client wanted to take the opportunity to enhance the quality of the existing approved scheme by improving the proportions of the units, the gross internal floor area has been increased on average by 29% from the previously approved scheme. With the orientation of plots 1 and 2 being slightly altered to take advantage of the existing views.

The visual impact of the proposals as shown on drawing No. 5513-09 have been evaluated, due to the design, placement, orientation and scale of the dwellings the proposals do not cause additional visual impact when compared to the previous approved scheme.

High quality elements of the existing design have been retained and further enhancements made in order to achieve exemplary design and specification necessary for this type of development and its location.

The application is aimed at improving upon that of the existing scheme already approved. The existing character and appearance of the approved scheme has been retained using traditional materials in keeping with the surroundings. In addition, the plot sizes remain extremely generous and spacious in comparison with similar, local residential developments within the Ribble Valley to ensure the previously approved scheme of not over developing has been respected.

6.0 SUMMARY AND CONCLUSIONS

Attention is drawn to planning application Nos. 3/2014/0993 and 3/2016/1148 where similar sized, prestigious developments have been approved in recent times.

This statement has been prepared in support of an application to secure minor amendments to a residential development established under planning permission Ref: 3/2017/0674, located within the former curtilage of The Moorcock Inn.

The previous approval for 4 detached dwellings, permitted in September 2017 represents a significant material consideration in establishing the suitability and principle of development. The potential of the development to help enhance and maintain the vitality of the rural community is consistent with the approach towards new homes, set out within the NPPF.

The scale, layout and appearance characterise the previously approved application and should again be assessed positively against Local Plan Policies G1, ENV3 and emerging Core Strategy Policy DMG7.

The design ensures that all current and future occupants maintain an excellent level of private amenity. The garages are set back from the property frontages and set down accordingly to reflect and follow the existing site gradient rising from East to West with the rising banking to the South leading up the fell.

The location of the proposed garages have been specifically designed so that it does not lead to overbearingness and to ensure they appear subservience with the detached dwelling houses and appear subordinate. Following purchase by the applicants, it has been considered necessary to secure a number of alterations to the design, which improves the attractiveness of the dwellings and ensure the potential for the site and surrounding area has been maximised without over developing.

Following purchase by the applicants, it has been considered necessary to secure a number of alterations to the design, which improves the attractiveness of the dwellings and ensure the potential for the site and surrounding area has been maximised. Slight amendments to the footprint of the dwellings have been proposed in a respectful manner to the previous approved scheme.

In summary the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and surrounding area. The dwellings will provide an appealing and quality aesthetic whilst using traditional materials to respect and ensure it is in keeping and harmony with surrounding properties.