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PLANNING	
12 JAN 2018	
FOR THE ATTENTION OF	

DESIGN, ACCESS + HERITAGE STATEMENTS
Ribblestone
SAWLEY
Clitheroe BB7 4LF

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12 JAN 2018

FAO	
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Existing situation :

Ribblestone is one of a pair of semi-detached bungalow dating from ca 1960. Both have been extended and have loft conversions, with Velux roof windows on the southern bungalow and western facing dormer windows on Ribblestone. Ribblestone also has a detached garage and carport to the north. Further north is a dilapidated single storey bull pen shed and concrete yard.

The two bungalows are now of substantially different appearance.

The site is just north of the lower end of Sawley Brow, within Sawley Conservation Area and abutting the AONB to the west.

Proposals : Design

To demolish the bull pen, garage and carport, and to construct a new single storey extension off the north side of Ribblestone, with a ridged and gabled pitched roof similar to that on the existing bungalow. The existing dormer windows will be removed and the former first floor abandoned. The extensions enable a four bedroomed bungalow to be formed, with an improved overall appearance.

Roof pitches and materials are to match those existing.

Access :

The bungalow currently has a west facing 'front' door and access via the utility room to the east. A new eastern 'front' door is to be formed. The site rises in level towards the north, so some stepping up of floor levels is proposed in the new hallway,

To form two principal floor levels. The existing stair will be removed.
Level access will be available at the east and west sides of the bungalow.
A new western deck will be formed, at floor level.

The conversion and extension comply with Part 'M' Building Regulations.

Three new off-street car parking spaces are to be formed to the north - served by the existing access track.

Landscaping:

There is an existing western garden to the bungalow, which will remain.

The north western stone boundary wall will remain.

A new dry stone eastern boundary wall is proposed at the edge of the access track.

Bats:

See specialist report by David Fisher.

The existing building and the proposals have overhanging eaves forming suitable habitat for small birds nesting.

Heritage:

The Sawley Conservation Area includes the application site and the AONB boundary is to the west.

The existing building has been compromised by the long western dormer window and the ugly compost + garage. The bull pen building is not attractive in appearance.

The proposals remove the dormer window and the unattractive adjacent buildings. The proposed extensions are in the local vernacular style and to match Ribblesdale. The building form is modelled to continue the existing theme of intersecting pitched roof forms.

There will be no harm to the Conservation Area nor the AONB.

John R Wharton
Architect
January 2018