

Planning Statement



The Coach House

Clitheroe Road, Waddington, Clitheroe

Clients: Mr and Mrs Blenkinship

Reference: 17087 March 2018

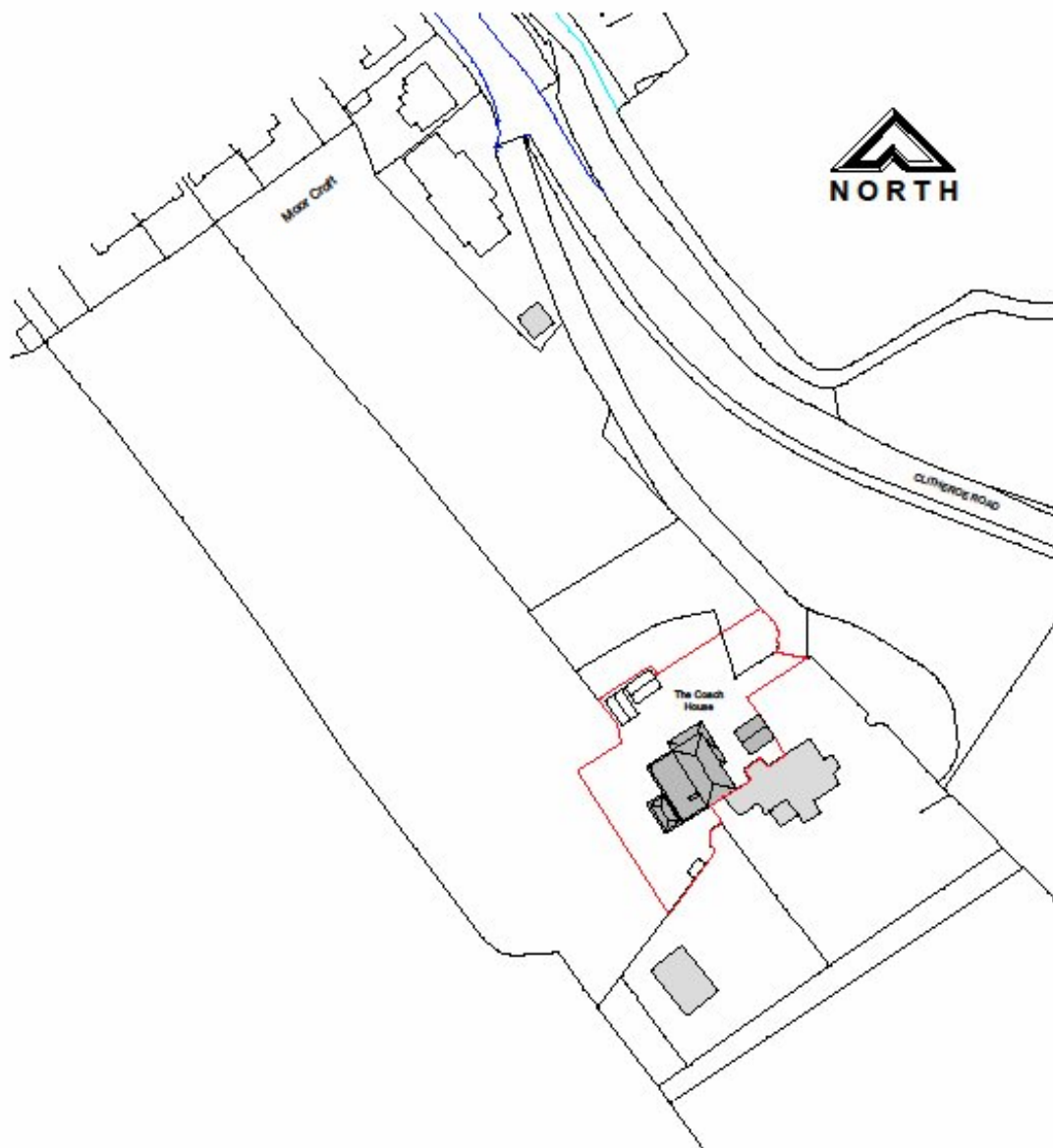
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1.0 Introduction

Planning Statement - a justification for Development

This Planning Statement supports the planning application for the alteration and extension of the Coach House, located on land off Clitheroe Road, Waddington.



Proposed site Plan

2.0 The Site

The site is located in Waddington to the west of Clitheroe Road, and is accessed by a single track lane prior to entering the village heading north.



View of the site from the property entrance

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3.0 The Application

3.1 This Planning Statement supports the application for the alteration and extension of the Coach House, Waddington.

A pre-application meeting has taken place on site between John Pickup of The Intelligent Design Centre and Mrs Rachael Horton of Ribble Valley Borough Council. The designs as presented reflect these discussions.

4.0 Design, Appearance and Scale

4.1 Internal Alterations

The proposals include for the internal refurbishment of the property in order to improve the layout and accommodation in a manner that reflects the new owners individual living requirements. These alterations include the installation of a new staircase, improvements in room layout, a new Kitchen and the re-modelling of the first floor area to create two en-suite bedrooms.

4.2 External Alterations

Externally the alterations are aimed at improving the appearance of the building from distance and also the main access driveway on approach. The existing building has been extended over the years in a rather unsympathetic manner. The result is an unfortunate compromise of mass and detail that visually detracts from the main house.

The proposals comprise of a new porch, the removal of the existing external metal staircase, the resizing of some of the existing windows, re-modelling of the external balustrade, re-configuration of the immediate landscape and the creation of new windows and doorways.

The form of the existing building is over-complicated. We believe that by removing the faux castellations to the rear balcony and replacing the over-decorative metalwork with a more simple format reduces architectural competition and draws attention to the main body of the house.

Simplification is also achieved by the removal of the rear rendering and the reintroduction of stonework and the rationalisation of the first floor door and window openings on this elevation.

The appreciation of the building is also enhanced by the removal and re-location of the obtrusive photo-voltaic panels, as illustrated below:



One of the key objectives was the need to present the front (approach elevation) in a more positive manner. Although there are elements of quality;

the stonework and fenestration around the entrance doorway for example, the overall effect lacks definition and a clear emphasis on the 'front' door. This has been achieved by the introduction of a lean-to timber and slate canopy that focuses attention on the entrance and creates visual interest without compromising the appearance of the existing stonework. The canopy wraps around the building and forms the side extension. By maintaining a continuous eaves and ridge line the overall effect does not compete with the main Coach House, rather it emphasises its quality in a sympathetic manner.

The landscape is improved by the rationalisation of layout. The garden area has been allowed to creep into the grazing areas with a resulting lack of form and rationale. The new proposals will address this and reduce the domestic curtilage whilst defining areas of use in a more convenient manner. A new parking area is created which avoids cars having to park in front of the property whilst ensuring they can access and egress the site in forward gear.

4.3 Scale

The proposed building presents an increase in footprint of 8sq/m.



Existing rear elevation



Proposed rear elevation



Existing house - principle approach



Proposed configuration (new timber porch and side extension)

5.0 Planning Policy

Pre-application planning response:

“Good morning John

Thank you for the additional plans and yes I managed to thaw out.....eventually.

For ease of reference I shall advise upon each aspect of the works proposed as follows:

Reducing the domestic garden and increasing the grazing area

I have no in-principle objection to the proposed extent of residential curtilage and returning the land used for planting shrubs and orchard back to grazing land. At our meeting, and in my opinion, I consider that the extent of residential curtilage to the north of the dwelling extends up to the free-standing gate just beyond the greenhouse therefore no permission is required for the extension of residential curtilage as I do not consider this to be the case. I must stress that as part of any subsequent application the extent of residential curtilage as shown on plan 17087-17-A must be made explicit on the submitted plan and marked with a red edge (i.e. draw a horizontal line along the boundary on the 'landscape as proposed' plan which is punctuated with the gated access. The land beyond this line and stated as grazing land must not be included within the red edge of the application but edged blue to confirm land within your applicants ownership. To confirm, the land marked for grazing will not constitute as residential curtilage and should not be used for that purpose. No tables, chairs, ancillary structures or play equipment should be sited on the land marked for grazing.

Re-locating the obtrusive PV panels and utilising the cleared area as lawn/garden

With regards to Permitted Development for the installation, alteration or replacement of stand-alone solar within the curtilage of a dwelling house Part 14 Class A of the General Permitted Development Order (G.P.D.O) states that development is not permitted if:

Class B - installation or alteration etc of stand-alone solar equipment on domestic premises

Permitted development

B. The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwelling house or a block of flats.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) in the case of the installation of stand-alone solar, the development would result in the

presence within the curtilage of more than 1 stand-alone solar;

(b) any part of the stand-alone solar—
(i) would exceed 4 metres in height;
(ii) would, in the case of land within a conservation area or which is a World Heritage Site, be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwelling house or block of flats which is nearest to that highway;
(iii) would be installed within 5 metres of the boundary of the curtilage;
(iv) would be installed within the curtilage of a listed building; or
(v) would be installed on a site designated as a scheduled monument; or
(c) the surface area of the solar panels forming part of the stand-alone solar would exceed 9 square metres or any dimension of its array (including any housing) would exceed 3 m.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

(b) stand-alone solar is removed as soon as reasonably practicable when no longer needed.

As there would be more than one array and they are to be sited within 5 metres of the boundary of the curtilage of the property planning permission IS required. Therefore please include this within any subsequent application and subject to appropriate landscaping and screening I have no in principle objection to the proposal.

Creating a turning head and parking for 3 cars

I have no in principle objection to the creation of a new turning head and facility to park 3 cars on the site and these works should be included within any subsequent planning application.

Removing the small lean-to extension and re-building a single storey side extension

Part 1 Class A (j) of the G.P.D.O states that with regards to side extensions development is NOT permitted i.e planning permission is required if:

- Exceed 4 metres in height
- Have more than a single storey, or
- Have a width greater than half the width of the original dwellinghouse

I have also checked all other parts of Class A and consider that the single storey side extension as proposed would not require planning permission. I must stress that any works carried out are entirely at the risk of your client and if your client wishes to receive a legal determination that the works do not require planning permission they can submit a Certificate of Lawfulness application.

Introducing a front 'veranda'

According to Part 1 Class A (e) of the G.P.D.O development is NOT permitted if the enlarged part of the dwellinghouse would extend beyond a wall which forms the principal elevation of the original dwellinghouse.

In order to be classed as a 'porch' and comply with Class D of the G.P.D.O the ground area (measured externally) should not exceed 3 square metres.

As the extension to the front elevation would not comply with the above parts of the G.P.D.O planning permission is required. I have however, no in principle objection to the proposal.

The link to the full G.P.D.O can be found via:

http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf

I trust that the above has answered your enquiry and stress that my comments represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.

Kind Regards

Rachel Horton
Pre-Planning Advice Officer"

6.0 Conclusion

This Planning Statement explains the design thinking behind the planning application and justifies the proposed development in planning terms.

This statement has demonstrated that the proposed development is in accordance with the relevant planning policies.

The proposed design fulfils the client's requirements and positively influences the appearance of the existing building.