

Design & Access Statement - 7 Church Lane, Whalley, Lancashire BB7 9SY

Demolition of existing single-storey flat-roofed extension and construction of replacement single-storey pitched roof extension to rear. (Resubmission of 3/2018/0007)

The Site

7 Church Lane is within a row of properties dating from the early to mid 19th century and is a very traditional cottage of limited floor area. The property is within the conservation area and is a building of townscape merit.

The row is constructed of traditional random rubble stone with a natural slate roof finish. The rear has a white slurry finish and the existing extension is single storey with a flat roof covered in mineral felt. The existing extension is of poor quality and has a negative impact on the Building of Townscape Merit, as well as the surrounding conservation area. There is access at the rear to a common alley. The floor to floor heights are low which is typical of this type of property. The fenestration at the rear is an irregular array of small openings with no coherent pattern.

Planning History

There are been two recent refusals for a proposed extension to the rear of 7 Church Lane; 3/2017/0089 and 3/2018/0007. The first proposal consisted of a single storey extension, with a partial first floor extension, the second was larger in footprint, with large, modern openings and a hipped roof. The reason for most recent refusal was as follows:

“The proposed extension has a harmful impact upon the character and appearance of Whalley Conservation Area and the setting of the listed buildings in the row because of its incongruent size, proportion, materials and opening treatment. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.”

The Proposal

The proposal shows a modest replacement extension at the rear which only marginally increases on the footprint of the existing extension - a considerable reduction in size of the previous scheme. The ground floor will incorporate a kitchen/dining area and extends the same distance from the rear wall as the existing extension.

The proposed roof is pitched and natural slate to match the neighbouring properties, with a

gable fronting the rear yard. The rear openings have also been reduced in size, with traditional stone surrounds. The external finish is of white render, to match the surrounding properties.

The windows will be timber in order to comply with the conservation area guidelines. As the extension is at the rear and the area is private, there is no impact on the essential character and appearance of the conservation area nor is it detrimental to the 'townscape merit' designation.

