

Withgill Lodge, Withgill Fold.

S73 APPLICATION TO VARY CONDITIONS

PLANNING STATEMENT

July 2018

1 INTRODUCTION

- 1.1 This planning statement, is in support of an S73 application to vary the conditions of a previously granted planning application submitted by Nick Wood for the extension and alteration of Withgill Lodge.
- 1.2 S73 of the Town and Country Planning Act 1990 allows for applications to be made for the variation or removal of a condition on an existing planning permission. When determining such an application the planning authority can grant the application, i.e. remove or vary the condition as requested, refuse the application or impose different conditions on the original permission.
- 1.3 Consent was granted 12th August 2010 ref RVBC 3/2010/0533 – *Alterations and extension to existing dwelling – works include the removal of existing previous extensions and outbuildings, plus the representation of existing two storey house/ Proposed extensions provide a lounge, kitchen/dining room and additional bedrooms plus ancillary accommodation.*
- 1.4 This document should be read in conjunction with the following documents submitted in support of the planning application:

Completed 1APP form, relevant certificates and notices;

Drawn Information: Location Plan (Drawing Ref. 1758/Ex00)
 Existing Plans (Drawing Ref.1758-Ex01)
 Existing Elevations (Drawing Ref.1758- Ex02)
 Proposed Plans (Drawing Ref.1758-PL01)
 Proposed Elevations (Drawing Ref.1758- PL02)

- 1.5 For reasons identified in this statement it is considered that the proposed development is entirely appropriate and consistent with relevant policies of the Development Plan, as well as national guidance and material considerations. It will be demonstrated that the scheme represents sustainable development and that planning permission ought to be granted.

2 SITE DESCRIPTION

- 2.1 Withgill Lodge is on the southeastern edge of Withgill Fold, a hamlet of 20 or so properties to the north west of Clitheroe.

Withgill Fold largely comprises stone farm buildings converted in the 1980's and 1990's. It is believed that Withgill Lodge was constructed as a house in the early 1900's. During the intervening years it has been much extended and altered.

- 2.2 On March 2011 work commenced on the demolition of some of the outbuildings and the creation of a single storey kitchen/dining lounge as phase 1.
- 2.3 The second phase, the remainder of the consented works, remains extant but was not progressed.

3 PLANNING HISTORY and THE DEVELOPMENT PLAN

- 3.1 In August 2010 planning consent was granted for the alteration and extension of the existing Withgill Lodge. It aims to address the shortcomings of the existing building and its site, and creates a family house suited to modern living.
- 3.2 There are no further planning applications of relevance to the consideration of this application.
- 3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
"where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".
- 3.4 This statement considers the application proposals against relevant saved development plan policies contained within the adopted Ribble Valley District Wide Local Plan (RVLP) as well as emerging policies of the Core Strategy, the National Planning Policy Framework (NPPF) and other material considerations.

3.5 The Secretary of State issued a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the 1998 Local Plan. Accordingly only some policies of the Local Plan were 'saved' until they are subsequently superseded.

3.6 The relevant saved policies from the RVLP are :-

Policy G5 – Settlement strategy

Policy ENV3 – Development in open countryside

ENV3 states –

"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character and landscape area and should reflect local vernacular, scale, style and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area.

G5 states –

"This policy recognises the need to protect the countryside from inappropriate development in doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area."

4 CONSULTATION

4.1 Whilst both the National Planning Policy Framework and Ribble Valley Statement of Community Involvement sets out requirements and recommendations for engagement prior to the submission of planning applications. On this occasion, it is considered that the previous application referred to earlier in this statement has already established the key principle of the residential development at the application site. It is therefore considered that there would be limited merit in holding detailed discussions.

5 STATUTORY AND OTHER DESIGNATIONS

- 5.1 The Environment Agency Flood Risk Map indicates that the application site is not within an area considered to be at risk of flooding.
- 5.2 The site is not subject to any statutory ecology related designations within the vicinity of the application site.
- 5.3 The application site does not include any locally or nationally listed buildings and is not within a Conservation Area.
- 5.4 There are no Tree Preservation Orders which affect the application site and no trees are affected by the development.

6.1 The house was a medley of outbuildings and extensions leaving an incoherent home. The aim of the proposal was to reorganise the poor internal layout and provide a logical scheme that was tailored to the applicants needs and suit modern family living.



6.2 The consented scheme re-orientated the arrival into the site and the location of the front door. The extension/remodelling focused on the prominent gable module of the existing building using it as a generator for the development. Redefined external areas formed an entrance courtyard and a stone garden wall framed a kitchen garden and hid the gable single storey kitchen extension.



7 REVISED SCHEME

- 7.1 For a variety of reasons the second phase of the development will not be progressed. There are however a number of issues that still need to be addressed, these include the removal of the glass conservatory, a lack of study space – currently located under the stairs and poor en-suite to the master bedroom.



- 7.2 The proposed extension will house a study nook and ensuite for the master bedroom above. It will remove the problematic unused conservatory and retain the existing elements of character of the property. As the property is no longer getting a full renovation, it became important that existing details such as the eaves are retained.
- 7.3 The window details including the wrap around window are consistent with the consented scheme and respond to their location. The wrap around window allows a view across to Pendle Hill whilst maintaining privacy to the ensuite.

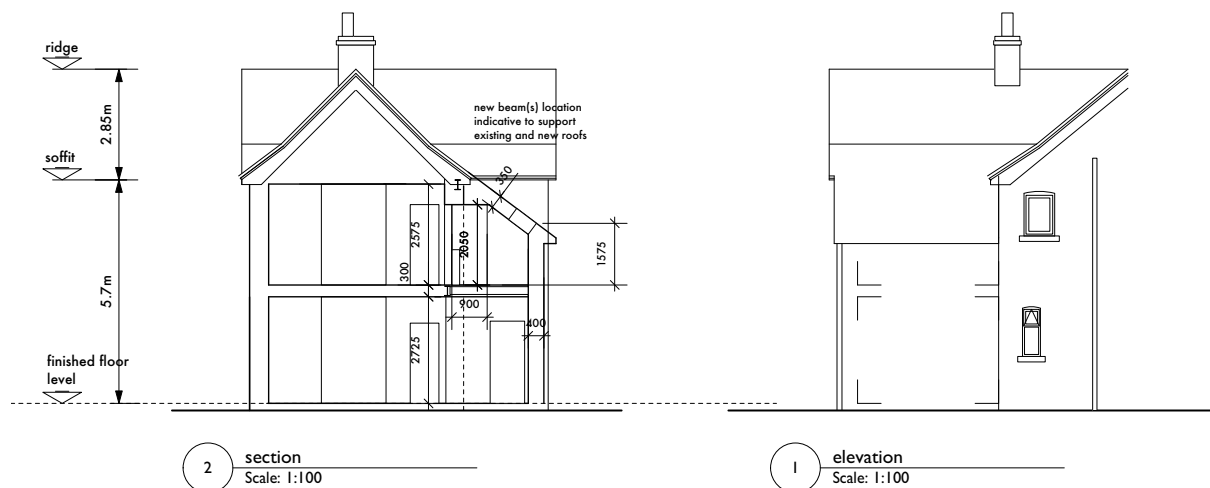




7.4 The proposed materials will be in keeping with the consented scheme. In order to celebrate the detail character of the existing building the shadow gap recesses will be in brickwork to match the brickwork to the window reveals.

8 JUSTIFICATION

- 8.1 We experimented with different forms for the roof such as a lean to, see below, but it did not offer the desired accommodation at first floor level as the headroom was limited.



- 8.2 The flat roof design allows us to increase the headroom to the ensuite and allows more flexibility in the size/aspect of the extension. By introducing a shadow gap detail we are able to retain the eaves/verge overhang to the existing roof and does not impose on the existing roof form or character of the building.

A flat roof detail was within the consented scheme. It was above the stair at the junction between two gable roofs, an arrangement that is not dissimilar to the revised scheme, see over overleaf.

The windows within the extension are to match the consented in scale and arrangement.

- 8.3 Overall, the new proposal is deemed as suitable as an amendment to the existing planning approval. Elements within the amended scheme are directly influenced by the current planning approval.

