

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
4 July 2018

PLANNING STATEMENT RE-DEVELOPMENT OF BRAEMAR , OFF SOMERSET AVENUE , WILPSHIRE



The site

The site is an existing detached dwelling located within a large curtilage at the end of a private track which is off Somerset Avenue in Wilpshire. The existing house dates from Edwardian times and lies within a generous plot of over $\frac{3}{4}$ of an acre. Access is via a private track leading off Somerset Avenue. The house sits on a plateau drive way and the gardens are terraced to the north and west of the dwelling leading down to lawned areas and shrubbery. The house is three storeys high and the site is bordered with mature trees and hedgerows. There is a public right of way which traces the north/eastern boundary.

Planning History

The site has not been subject to any previous planning applications.

A pre-application enquiry was submitted on 12 January 2017 and the formal response is dated 8 February 2017 (reference – RV/2016/ENQ/00191). The enquiry demonstrated a proposal to demolish the existing building and garage complete and construct a replacement dwelling. It was concluded that a replacement dwelling is acceptable subject to the overall mass and design. Attention was drawn to the supporting documentation which would be necessary to support a formal application. A tree constraints report accompanied the pre-application enquiry as there are trees within the site area (largely on the boundaries).

The proposal

After consideration of the pre-app response and a re-evaluation of the site etc the applicant has decided to re-develop the property by virtue of creating extended areas to three sides of the house to create a significantly improved private dwelling.

The proposals aim is to retain the character of the house whilst extending and refurbishing the existing structure. The main mass of the house is retained and the extensions replicate the design language of the building using matching roof pitches and rosemary roof tiles. The existing dash render is to be replaced with a new k rend finish. New brickwork will blend with the existing facings.

The extensions essentially create a better aspect to the north where there are long views across the valley and where the main lawned garden are is located. The proposal shows an extension which tiers down to the lower level in order to provide better access to the garden. To the east a new double garage is shown and is to be built on the footprint of the existing garage integrated with the house via a link which incorporates an entrance porch and ancillary spaces.

To the south a new two storey extension creates a re-configured main entrance and hall to the property and will complete the courtyard setting of the house on the plateau. We propose to remove T21 referenced within the arboroculturalists report from the tree constraints report and to retain all other trees on the site.

The finished house will have 5 bedrooms positioned at first floor and within an improved upper floor. The ground floor will have an open plan arrangement with a stair leading down to the garden room. Existing rooms are to be retained within the design.

Externally a landscaping proposal will enhance the character of the house and site with the incorporation of planted borders and low maintenance shrubbery. The existing tree cover is a particularly attractive feature which will be retained.

There is no impact on neighbouring residential amenity or the public right of way. It is worth noting that that other dwellings in the immediate vicinity have been subject to re-development/extensions within the last 10 years.

Please refer to the drawings , Tree Constraints report and bat survey.

Peter Hitchen
RIBA

