

SUPPORTING STATEMENT

Property Address 'Kitchens'
Cross Lane
Bashall Eaves
BB7 3NA

Proposal Erection of a front porch and rear glazed extension.
Including alterations to the external materials, external
openings and roof alterations to the existing rear
extension.

Date 15th August 2018

1.0 Introduction

This statement has been prepared to support the re-submission of a householder planning application at 'Kitchens,' Cross Lane, Bashall Eaves.

A previous application was submitted to the Council (3/2014/1114) and was refused. There are no other recorded planning applications on Ribble Valley Borough Councils planning site. Since this application the proposed development has been amended.

2.0 Site Location

The dwelling is located within the Parish of Bashall Eaves, which is within the Ribble Valley and the 'Forest of Bowland Area of Outstanding Beauty.'

The dwelling is located within close proximity of Cross Lane, which is an Unclassified road leading to a C Road to the West and a B road to the East.

To the South of the site there is a view across the Ribble Valley, Bashall Brook and towards Longridge Fell. To the North the land rises around Bashall Brook.

To the West of the dwelling is 'Oakfield House' and to the East 'Kitchens Farm. These are both large detached dwellings, which are stone built with slate pitched roof and timber windows and doors.

3.0 Existing dwelling

The existing was constructed pre 1960, by the previous owners of the neighbouring 'Kitchens Farm.' This was probably when Bashall Eaves was located within the district of West Riding of Yorkshire (until 1974). It appears to be a total rebuilding of some former buildings – possibly a piggery.

The dwelling has a rather flat front elevation, which has a small recessed porch to the eastern side. There are French doors leading from the lounge area onto a small pathway at the front of the dwelling.

The western gable of the dwelling, is prominent to Cross Lane. This has a semi circular bay window, with a flat roof which provides an outlook to the South and North.

To the rear of the dwelling there is a large garage with first floor bedroom above, which seems to be an extension to the dwelling. This however is of flat roof construction and therefore not in keeping with the slate pitch roof of the main dwelling. There is a polycarbonate roof and timber frame carport area.

The dwelling is constructed with a traditional cavity wall, but at the time of construction the external skin was not stone and therefore was not in keeping with the neighbouring properties. Previous owners of the property installed a stone face onto the south, east and west elevations of the building and partially on to the north elevation.

The ground floor has a large entrance hallway with staircase leading to a large first floor landing. There is a large kitchen dining area, and separate lounge which run front to back. Due to the central location of the kitchen / dining area, and the existing window sizes this can be quite a

dark internal space. To the first floor there are two large double bedrooms, a smaller third bedroom, a long and narrow family bathroom and a separate first floor lounge.

4.0 Proposed Development - Dwelling

The proposal is to improve the appearance and internal layout of the property.

Front Elevation – South Facing

We are proposing to remove the recessed porch to the eastern side, and build this up in random coursed stone to match the existing dwelling. This will have a new window opening from the proposed office. The steps and small paved area to the front of the recessed area will be retained, and this will be used for pedestrian access to the rear.

A porch is proposed to the front elevation, which is in keeping with neighbouring properties. This will be partially glazed to allow natural light in to the proposed central kitchen area. It will be access from the existing pathway to the front of the dwelling. The porch will feature a stone plinth and slate roof to match the existing dwelling, and will be partially rendered.

The formation of a porch on the front elevation will mean that the existing kitchen window will be move slightly over to the west. This will however be in keeping with the existing window size and scale.

The existing patio doors are to be removed, as these do not provide a practical opening to the dwelling. This will be replaced with a low level window.

A new timber door will be provided on the rear south facing wall of the single storey aspect. This provides access into an external store which will be used for storage of wood pellets for the boiler. An a small first floor window is proposed into the dressing area for bedroom four.

Side Elevation – West Facing

The existing semi circular bay window will be retained. The existing timber frame glazing will be replaced with anthracite grey aluminium double glazed units.

The existing flat roof and fascia will be removed and this will, be replaced with a more affective parapet coping and GRP flat roof behind.

The stone cladding will be removed from the gable wall and bay window, and replaced with new random coursed stone and to be in keeping with the neighbouring dwellings.

Side Elevation – East Facing

There are very minimal changes proposed to the east elevation, which is in close proximity of the neighbouring property.

A new upvc door opening provides side access in to the utility. This will be where the wood pellet boiler is located, and external accessed is required to allow feeding into the hopper. This new doorway will also be used to take out domestic waste bins for collection.

A small first floor window opening is proposed above for the ensuite, and this will be obscure glazed to ensure no overlooking to the neighbouring property.

Rear Elevation – North Facing

To the rear an extension is proposed, which creates a rear access door and houses the new position of the staircase. This extension has a glass roof and full height glass panels, to increase natural light in to the kitchen and dining area from the north facing aspect and to also provide contrasting but subservient modern element to the rear elevation, which can not be seen from the public road.

The existing garage is to be converted to a sunroom, which will feature a corner window, with patio doors opening on to the proposed patio area.

New patio doors are proposed from the lounge, to create access on to the patio area and to increase the natural light in to the rear area of the lounge.

The existing carport is to be removed.

Proposed Roof Alterations

The existing flat roof to the rear of the property is in poor condition, and needs to be replaced. We are therefore proposing a pitched roof, which is more in keeping with the existing dwelling and neighbouring properties. The existing eaves height will be as existing and not exceed the height of the main roof. This is in close proximity to the neighbouring eastern boundary, but the alterations to the roof would be an improvement to the massing of the dwelling and would have minimal impact on the existing amenity of the neighbouring residents.

Internal Alterations

The internal alterations to the property will make this a desirable and sustainable four bedroom detached dwelling. With open plan kitchen and dining, separate lounge, home office and rear sunroom. The utility will allow for an environmentally friendly and cost effective wood pellet boiler, and is proposed to be located entirely within the domestic curtilage.

The increased ground floor living accommodation, will allow the lounge area on the current first floor to be used as a fourth bedroom. The first floor re-modelling will provide a better proportioned family bathroom, ensuite master bedroom and three bedrooms.

5.0 Proposed Development – Garage

The proposed development also includes a new detached garage. This is large enough to accommodate one vehicle and to be also used a storage area for gardening equipment. The garage will be partially buried on three sides into the natural gradient of the land with retaining walls, to reduce the impact on the area of outstanding natural beauty.

6.0 Proposed Development – Access

The current access from Cross Lane is located to the western side of the dwelling. There is a small low level wall with metal decorative railings and a manual opening metal gate, on to a tarmac driveway with a stone built retaining wall between the raised garden areas. To the rear there is a block paved / concrete parking and turning area.

The proposal includes widening the existing driveway to a double car width, and rebuilding of the retaining wall in random coursed stone. The driveway will be extending to the rear towards the garage, and finished in tarmac as the existing. A vehicle turning area will be provided to the rear of the dwelling, and this be finished in block paving, similar to the proposed patio area. This will ensure vehicles can enter and leave the site in a forward direction.

7.0 Landscaping

The proposed scheme will see the removal of two trees, to the rear of the property. These are coniferous evergreen trees and are of little significance or value. The remaining trees along the site boundaries will be retained.

The existing patio area to the rear of the site will be extended and the site excavated and levelled within this area, with new course stone retaining walls and external steps to the higher lawn areas. This will increase the useable space to the rear of the property, and will also provide a turning area for vehicles. The patio area will also benefit from some planted areas, to soften the area of hard standing.

The existing grey stone walls and planting area to the front of the property will be retained. The new porch will be accessed from the existing front pathway.

To the eastern boundary there is a small pedestrian gate. This will be removed and the opening will be blocked up with a wall to match the existing front walls. The access will then be provided via the existing front steps and patio area, by creating a small opening in the existing wall.

The boundary treatments to the north, south, east and west will be as existing.

8.0 External Materials

The principal elevation and gable ends are currently finished in rather incongruous coursed napped faced stone cladding, with stone quoins and heads and concrete cills. The rear of the property is sand and cement painted render; however this is currently in poor condition.

The existing pitched roof is finished in concrete roof tiles. The rear flat roof and bay window is finished in felt. There are white painted timber fascia boards which are in need of some maintenance / replacement. The guttering and rain water pipes are black upvc.

The windows and doors are white painted timber with glazing bars, and are in need of some maintenance.

Properties within the area of outstanding natural beauty and the neighbouring dwellings are generally of random course stone construction and slate roof. There are however examples in the local area of properties which have a rendered finish.

The proposed alterations to the dwelling will see the existing stone cladding being removed from the front and west elevation and replaced with random coursed stone to be in keeping with the neighbouring dwellings.

The existing stone cladding will also be removed from the rear elevation. This area along with the existing rendered areas to the rear will then be rendered in an off white through coloured K-Rend. (As indicated on drawing reference SK.00.01F). The stone coins will be retained.

The stone cladding to the east elevation will be retained as existing.

The existing windows will be replaced with anthracite grey aluminium double glazed units. Aluminium windows create a low maintenance alternative to timber, but retain slim frames unlike UPVC. Fenestration as indicated on drawing reference SK.00.01F. The concrete cills on the front elevation will be removed and replaced with stone, to be in keeping with the neighbouring dwellings.

The amount of glazing proposed is in keeping with the existing dwelling and will not result in a wholly incongruous and unsympathetic addition to the property.

The roof of the dwelling is to be replaced in reclaimed welsh blue / grey slate, and the new pitched roof to the rear is to also be finished in slate. The fascias, soffits and barge boards are to be replaced with white cellular upvc, to reduce long term maintenance costs. The rain water pipes and guttering is to be finished in black upvc.

9.0 Conclusion

The southern and western elevations of the dwelling are prominent to Cross Lane. The extensions and alterations being proposed at this stage are minimal and therefore are sympathetic addition and will not vastly alter the prominence, design, scale or appearance of the dwelling. The addition of a small porch is in keeping with neighbouring dwellings and other dwellings within the area of outstanding natural beauty.

The proposed alterations to the flat roof to a pitch roof, is an improvement upon the existing design and will be in keeping with the existing and neighbouring dwellings. This also will have minimal impact on the existing neighbouring amenity.

The small glazed extension to the rear is insignificant and can not be viewed from any publicly accessible locations.

We believe the extensions and alterations are be in keeping with the scale, massing, appearance and form of the rural setting, neighbouring dwellings and area of outstanding natural beauty, and in line with the Councils design principles of DMG1, EN2 and DMG2 of the Core Strategy.

10.0 Site Images



Rear garage



Bay window – West elevation

Kitchens, Cross Lane, Bashall Eaves, BB7 3NA
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Front elevation



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Front Entrance



Rear elevation

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West Elevation



Front Elevation