



## SUPPORTING DOCUMENT

39 Castle View  
Clitheroe  
BB7 2DT

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Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
BB1 4ER

## The Existing Property

The property is located on Castle View (Easting:374043 Northing:441847) which is 0.21miles West of Clitheroe Main High Street (Castle Street). Number 39 Castle View has a site area of 109m<sup>2</sup> in total. The property is part of a terrace block with further terrace properties to either side and to the rear. Facing the property are much more modern single stoery retirement type bungalows.

The existing dwelling was constructed in the “Late Victorian” style and is part of a terrace property. The front elevations of the properties are finished in coursed natural stone, shaped stone heads and cills, with a projecting bay window and ground floor level and slate roof. The rear elevation is constructed of a random stone that has been rendered with feature stone heads, cills and jambs. This design of property is common within the local area.

## The Proposed Development

It is proposed that 39 Castle View will have a single dual pitched dormer window installed to the front elevation with a flat roof dormer to the rear elevation. The proposed external finish to the front and rear dormer walls will be black uPVC timber effect T&G cladding. The roof to the front dormer will be a dual pitch finished in a British natural slate to match the existing property. The rear dormer will have a flat roof. The dormers are to be constructed of materials that reflect the existing property while also combining this with sustainable, modern quality materials to give a clean finish which will be easily maintained for years to come. The proposed dormer on the front elevation has been designed to reflect the other dormers found on Castle View and reflects the type of dormer that would have been traditionally installed within a Victorian property.

## The Wider Setting

The property is located 0.16 miles to the West of Clitheroe Castle and has a direct view of the castle (as indicated by the name of the road “Castle View”). The properties surrounding 39 Castle View are all of similar design to the front elevation of 39 Castle View. However, to the rear of the properties there have been numerous different types of alterations. 39 Castle View is part of a block of terraces which do not have any dormers to the front elevation (*Figure 1*). However, along Castle View there are numerous other properties with them (*Figure 2*).



Figure 1 - Photo looking up Castle View

In addition to the properties on Castle View with dormers to the front elevation there is also a property on Albemarle Street with a dormer to the front elevation (*Figure 3*).



Figure 2 - Photo looking down Castle View



Figure 3 - Photo of property on Albemarle Street

## Planning Refusal

We are looking to appeal against a decision on application 3/2018/0816. This application was a resubmission after receiving a refusal for our initial application 3/2018/0381. The reason given for the refusal of the initial application (3/2018/0381) was;

*“The proposed front dormers, by reason of their scale and massing, would appear as an incongruous and prominent feature that would harm the character and appearance of the host dwelling and the traditional terraced row and furthermore, would be of visual detriment to the street scene. As such, the proposal would be contrary to Policies DMG1 of the Ribble Valley Core Strategy.”*

After this application we took on board the comments of the planning officer and looked at the street scene again. Looking at the street there are only single dormers to each property. So, we removed one of the dormer windows and had a single centrally located dormer. Again, we received a refusal on this application (3/2018/0816) also with the below reason given;

*“The proposed front dormer would appear as an incongruous and prominent feature on an uninterrupted, uniform roofscape that is maintained across this terrace row owing to the absence of any dormer extensions or other enlargements to the front roof slope of these dwellings and furthermore, the front dormer extension is inappropriate in its context and by virtue of its prominent position when viewed from public vantage points that would have a detrimental impact on the character and appearance of the street scene. As such, the proposal would be contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.”*

Below is the extract of Policy DMG1 and DMH5 taken from Ribble Valley Council's Adopted Core Strategy

### GENERAL

#### POLICY DMG1: GENERAL CONSIDERATIONS

##### 10.4 IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

###### DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT).
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

Figure 4 – Extract from Ribble Valley Council's Adopted Core Strategy



## POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

10.22 PROPOSALS TO EXTEND OR ALTER EXISTING RESIDENTIAL PROPERTIES MUST ACCORD WITH POLICY DMG1 AND ANY RELEVANT DESIGNATIONS WITHIN WHICH THE SITE IS LOCATED. PROPOSALS THAT ARE

Figure 5 – Extract from Ribble Valley Council's Adopted Core Strategy

Core Strategy Adoption version

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FOR THE EXTENSION OF PROPERTIES TO PROVIDE ACCOMMODATION FOR ELDERLY OR DEPENDANT RELATIVES WILL ALSO BE SUBJECT TO THE FOLLOWING CRITERIA:

1. THE DEVELOPMENT MUST BE CAPABLE OF INTEGRATION INTO THE MAIN DWELLING OR A USE THAT IS ANCILLARY TO THE USE OF THE MAIN DWELLING HOUSING WHEN CIRCUMSTANCES CHANGE.
2. THE EXTENSION SHOULD GENERALLY SPEAKING PROVIDE ONLY A MODEST LEVEL OF ACCOMMODATION.

PROPOSALS FOR THE EXTENSION OF CURTILAGE WILL BE APPROVED IF:

1. THE SITE IS WITHIN A SETTLEMENT, OR,
2. THE SITE IS ON THE EDGE OF A SETTLEMENT PROVIDING:
  - THE NEW CURTILAGE BOUNDARY FOLLOWS AN EASILY IDENTIFIABLE FEATURE SUCH AS A ROAD, STREAM OR HEDGEROW, OR BRINGS THE BOUNDARY INTO LINE WITH EXISTING ADJACENT PROPERTIES.
  - THE EXTENSION WILL NOT CAUSE VISUAL HARM TO THE LANDSCAPE.
  - THE EXTENSION IMPROVES THE VISUAL QUALITY OF THE SITE.

ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE SHOULD BE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED. PROPOSALS TO EXTEND A CURTILAGE IN OTHER CIRCUMSTANCES WILL NOT BE APPROVED OTHER THAN WHERE IT WILL SUPPORT THE HEALTH OF THE LOCAL ECONOMY OR FOR HIGHWAY SAFETY REASONS.

The extension of curtilages can have a significant impact upon visual amenity and patterns of landuse. The Council's approach serves to ensure the impact of any proposals can be clearly assessed.

The key element to this application is that the street scene as a whole has to be accessed rather than the property on an individual basis. As seen in the figure 1,2&7 the street scene shows numerous dormer windows of differing styles and build qualities. Castle View is a unique road in Clitheroe with the number of different dormers to the front elevation and this is purely down to the view from this location (*Figure 6*) As part of this application we intend to keep the materials dark matching in with the existing property reducing the visual prominence on the property. When looking from Castle View at the wider setting (*Figure 8*) it is possible to see the numerous styles of different properties which form a diverse tapestry to the area.



Figure 6 (above) – Picture taken from neighbor's roof light



Figure 7 – Picture taken looking down Castle View



Figure 8 – Picture taken from Castle View looking towards the town centre

## Conclusion

The proposed dormer to the front elevation has been designed to a high quality with a traditional look so as to comply with Ribble Valley Council's policies.

The council has stated that the proposal will **"appear as an incongruous and prominent feature"** going on to say the dormer will **"have a detrimental impact on the character and appearance of the street scene"**. We do not dispute that this dormer will be visible but we do not it will be incongruous or prominent or detrimental to a street that has numerous other dormer windows. The existing street scene has numerous other dormers present but there are none on the block which 39 is located. The dormer has been designed to be sympathetic and as a result will have **minimal impact** to street scene on castle view. We would understand if the street had no other enlargements to the front elevations but Castle View does and as such, we feel this application should have been judged on its own setting not general guidance notes.