

SUPPORTING DOCUMENT

39 Castle View
Clitheroe
BB7 2DT

JULY 2018



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 109m² 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 modern quality materials to give a clean finish which will be 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

Previous Application

This application is a resubmission after receiving a refusal for our previous application 3/2018/0381. The reason given for that refusal 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.”

Below is the extract of Policy DMG1 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 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

With this refusal we have looked at the application and the surrounding properties and removed one of the dormers from the front elevation. This reflects the other properties and reduces the massing of the proposal.

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 figure 1&2 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 5) 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.



Figure 5 – Picture taken from neighbor’s roof light

Conclusion

The proposed dormer to the front elevation has been designed in a way to comply with Ribble Valley Council's policies. The council believed that the previous proposal will result in a **significant harm to the street scene**. For this reason, we have reduced the two dormers down to one, reducing the massing. 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. For this reason we ask that you please judge this scheme on its own merits and not on general guidance which is only guidance.