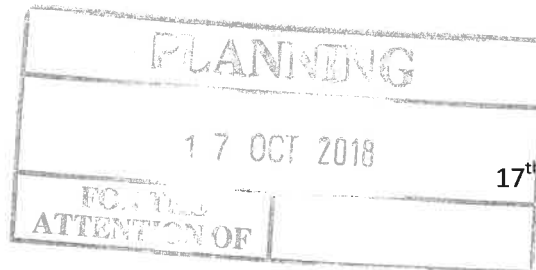


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Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



17th October 2018

Dear Sirs,

Household application for planning permission for extension and alteration of existing detached garage to create additional accommodation, Willow Barn, Thornley

please find enclosed and application from myself and my wife [Caroline Hindle] relating to the proposed extension and alteration of the existing detached garage on our property, Willow Barn Thornley. The application has been produced following helpful pre-application advice provided for the Council by Mr Lee Greenwood [reference RV/2018/ENQ/00078].

Mr Greenwood's advice was that the principle of the creation of further ancillary accommodation at Willow Barn is acceptable and compliant with the Core Strategy. He recommended that options are explored to keep the overall ridge height of the building to its lowest practicable level to ensure it remains a secondary feature and is clearly subservient to the main dwelling.

This letter is accompanied by:

- application fee,
- application form,
- Location plan,
- Site plan,
- Existing and proposed floor plans / elevations [drawing references 5731-01 and 5731-02],
- Design and Access Statement, and;
- Ecological assessment.

Information on materials is provided below and on the proposed plans.

Site

The site comprises a detached dwelling located within the Forest of Bowland AONB, forming part of a wider cluster of properties and ancillary buildings with access from Rock Brow to the north. The garage subject to the proposal is located to the south east of the host dwelling and measures 6.4m x 8.3m standing 4.3m high to ridge level. The walls are constructed in a combination of natural stone and render with the roof finished in slate.



The garage is sited within the residential curtilage some 10 m from the existing dwelling. It is served by the existing access and driveway. The land to the rear of the building forms part of the property. The land rises steeply to the south and west, enclosing the site from any wider views [including from Fourty Acre Lane to the west].

There are no public rights of way overlooking or with inter-visibility to the site save for the paths to and from the summit of Longridge Fell. There is significant distance and height difference between the site and these pathways.

Proposal

The proposal is to extend and alter the existing garage to create additional ancillary living space above the garage and to provide for a plant room / additional garden store on the ground floor.

The existing building is just under 54m² at ground floor level with a ridge height of 4.3m. The application plans [reference 5731-01 & 5731 - 02] show a small increase in footprint and overall height to create two additional bedrooms and bathroom at first floor accessed by a flight of external stairs to the western facing elevation. An additional garden store / plant room will be created within the additional space on the ground floor created by the western extension.

The overall configuration and pitch of the roof will alter, adopting a catslide style to the front and most visible elevation, removing the existing dominant gable facing the main dwelling. A small balcony will be provided on the rear [southern] elevation, accessed internally at first floor level.

Total increase in footprint will be c. 56m², comprising the creation of a first floor and small western extension.


Use

The existing double garage and stores will remain. The additional ground floor footprint will provide an additional garden store / plant room. External stairs to the north of the new footprint will provide access to the new first floor accommodation.

The accommodation at first floor level will be used as ancillary living space for the existing property, Willow Barn. The accommodation will form part of the property and will be entirely reliant on the host dwelling [Willow Barn] for essential functions and services.

Design

The design of the scheme has been produced by Duncan Isherwood of Sunderland Peacock Architects. Duncan's brief was to create the additional ancillary living space and plant room by making best use of existing structures on site and ensuring the landscape and character of the Forest of Bowland is protected, conserved and enhanced. Any new development was to reflect local distinctiveness by way of style, character and use of materials.



Duncan's response to the brief was to retain the functionality of the existing garage building and to provide the accommodation required by the addition of a small extension [within the curtilage] and the creation of a first floor by re-organising the roof structure and increasing the ridge height.

Mindful of the point made in the pre-application advice around the importance of the relationship between the main barn and garage [and the need for the garage to remain subservient] the design takes its lead from the other clusters of dwellings and ancillary buildings on the site. It mirrors the roof arrangement of the neighbouring barn, providing an offset ridge and deep catslide arrangement to the front elevation to the house, allowing the removal of the existing main gable and lowering the eaves height.

An alternative, to keep the existing ridgeline arrangement, was explored and was attractive due to the layout of accommodation it would support and the excellent outlooks it would afford to the valley to the north. The option was rejected however due to the significant increase in size and dominance of the north facing gable facing the host dwelling and the increase in ridge height required.

The chosen 'catslide' arrangement is preferred as it allows the adoption of the lowest possible ridge height to provide usable space, is consistent with the neighbouring barn and better fits with the steep increase in landform to the south. This approach mitigates any potential impact on the relationship between the two buildings from the increase in size and height of the garage.

The potential for impact is further mitigated by the retention of the existing garage arrangement to the ground floor and the setting back of the new two storey extension by 2 metres from the front of the existing garage and the use of an external stone staircase to provide access to the first floor.

Materials

Materials have been chosen to reflect the local vernacular.

The ground floor will remain in stone to the two visible elevations [north and west] and pebble dash render to the remaining elevations [south and east]. The extension will be stone to the ground floor. The external stairway will be constructed of stone with a metal handrail.


The first floor will be constructed of horizontal overlapping larch boards, treated and left to go grey. Windows, doors and fascia will be painted timber. Two small conservation velux windows will be provided in the new north facing catslide roof. Guttering and downpipes will be black aluminium.

The small balcony will be constructed of timber legs and frame with a glass and timber balustrade.

The roof will be slate [as existing].

Services

Mains electricity will be provided as an extension from the existing supply to Willow Barn. Water will be provided by from the existing private supply to Willow Barn. Foul drainage will be to the existing private drainage system at Willow Barn. Surface water will be drained into the existing surface water



drainage system save water butts will be installed to catch rainwater from roof run off for use on site.

Ecology

An ecological inspection has been carried out and the report is attached. No incidence of any protected species was identified.


Light

Modest external lighting will be provided to the stairway. This will be sensor activated to prevent it being left on unnecessarily. Save for this light leakage to the north [where it might be seen across the valley towards Chipping] will be limited by the use of just two small conservation type Velux windows to the northern elevation.

There are no receptors for any light leaking to the south, and in any event, any such leakage will be contained by the landform.

We very much hope you will find it acceptable so that we can provide the additional ancillary living space proposed. We hope the application and associated documents are comprehensive but will be pleased to answer any questions that you may have.

Yours faithfully,



Robert and Caroline Hindle

