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PLANNING APPLICATION FOR A PROPOSED ANNEX AT DEAN HOUSE, 8 LONGRIDGE ROAD, HURST GREEN



This statement supports the planning application following a pre-application enquiry dated 27th March 2019 RV/2019/ENQ/00022 demonstrating a design and layout for a proposed annex with off road parking for the existing dwelling.

Site

The site is located off Longridge Road within Hurst Green, it is within the AONB and the Hurst Green conservation area.

The proposal shows an extension of the residential curtilage to accommodate the proposed annex and off-road parking area.

Planning history

RV/2019/ENQ/00022 – Pre-Application Enquiry for a proposed annex.

The principle was supported by the council, attention to materiality and impact to the site are to be considered.

RV2018/ENQ/00053 – Pre-Application Enquiry for a proposed one-bedroom holiday let unit.

The principle was supported by the council subject to meeting certain criteria.

3/2015/0441 – Application to for the construction of a sun lounge and garage.

The application was permitted with conditions to materiality, the proposed timber cladding was to be stained dark to reduce the visual impact.

3/2011/2080 – Application for glazed screen.

The application was successful with no conditions attached.

3/2010/0876 – Application for wrought iron handrailing to existing flat roof, including a timber screen to the rear north elevation.

The application was permitted with the condition that no lighting was to be added unless a detailed lighting plan is submitted.

3/2009/1032 – Application for the construction of a ground floor kitchen.

The application was successful with no conditions attached.

3/1991/0393 – Application for the construction of 2 No. detached bungalows.

The application was permitted with conditions.

Layout

The scheme is designed to maximise the use of the existing steep slope adjacent to the existing property.

Whilst the proposal has a modest increase of volume, the visual amenity of the site will be vastly improved with the high standard of materials and quality of the build.

The Proposed annex will replace an existing home office and decked area with a footprint of 34.5m² positioned upon a plateau, the proposed annex will be located within the same location and provide a similar use and it's relationship to the host dwelling is demonstrated on the site layout and it's subservience is enhanced by the topography and landscaping features.

Access to the annex would be via a newly constructed off road parking area.

Massing

The proposal consists of erecting a two-storey annex nested within the hillside including off road parking.

The proposed annex has an overall footprint of 88.5m², the annex responds to the surrounding topography and visual amenity of the site. Through setting the annex within the existing slope, the visual impact is diminished.

Materiality & Appearance

The annex will be set down and built into the hillside below the existing house position and positioned 12m from the south west elevation of the house. The external materials will be sympathetic to the surrounding woodland and are to sit harmoniously within its setting.

The design of the two-storey annex respects the site context and includes timber cladding and a green roofing system to reduce visual impact. The overall footprint is 88.5m² and is incorporated within the slope of the site. The plan shows accommodation on two floors to create an office and gym with one bedroom. There is no impact on the neighbouring amenity of adjacent properties and the annex exploits the steep topography of the site.

The scheme proposes the use of soft and natural materials which are synonymous with the site. The natural materials will also assist in blending and softening the proposed works with the existing woodland and surrounding landscape as they mature. All materials will promote and enhance the culture and character of the site and respect the sites location within the conservation area.

The external walls are to be clad in dark stained timber as described in the condition given within the planning application response for 3/2015/044, the roof construction is to consist of a simple intensive green roofing system that

will allow for the growth of small shrubby and a variety of native plants. The proposed balcony will provide outdoor space from the first floor office, obscured glazed screening to the north east will address overlooking from the neighbouring property whilst allowing natural light to enter the property.

The design of the annex has been informed by the rural setting and the use of vernacular, natural materials. Internally, the proposed design would improve the existing accommodation as well as respecting the landscape.

Heritage Statement

The site is set within the Hurst Green conservation area, the proposed annex's materiality has been considered in regards to the Hurst Green Conservation Area Management Guidance document. Although the majority of Hurst Green has a mixture of old and new developments, many of the developments are 20th century, the proposed annex will sit modestly within the historic timeline of Hurst Green. Although the proposal is located within a Hurst Green Important Tree Group area, no trees of significant importance are to be changed or altered and this is substantiated within the Arboricultural report. The intent of the proposal is to improve the natural landscape of the area with the inclusion and addition of the trees.

