

DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed New Entrance Porch,
Single Storey Extensions and
Associated Works at
Kays Farm House,
Fleet Street Lane,
Ribchester

Date: February 2020
Job ref: 5829

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Mizon, as part of a planning application for the proposed extension and alterations to Kays Barn, Ribchester.

It is to be read in conjunction with planning drawing Nos:

- 5829 - 01 Existing Plans and Elevations
- 5829 – 02E Proposed Plans and Elevations
- 5829 – Site Location Plan

2.0 SITE

The Site is located on Fleet Street in Ribchester which is accessed from Preston road (B6245) to the west and Ward Green Lane (B6245) to the North West. The site is approximately 0.78 miles to the south east of Longridge and approximately 1.24 miles to the North west of Ribchester.



The property comprises of a detached property with associated outbuildings. The site area is approximately 3.89 Acres and comprises of areas of hardstanding, vegetation and planting.

The site is located approximately 400m from the public highway and is well screened and cannot be viewed from the highway (See images 1,2 and 3) due to the topography of the site and surrounding landscape, with additional vegetation to the perimeter of the site providing additional screening.



Image 1



Image 2



Image 3

The property is a large detached dwelling that was formerly a farmhouse constructed in the 17th century. The building has undergone extensive renovations in recent times with significant alterations to the south elevation from that of its original appearance and construction including the construction of a swimming pool extension to the east elevation of the property, a first-floor extension over the swimming pool extension and a two storey rear extension.

The dwelling consists of the following areas:

Ground Floor:

Reception room, dining room, Entrance hallway, WC, utility room, kitchen, study, shower room, swimming pool,

First Floor:

Bedroom 01 (master bedroom), bedroom 01 en-suite, bedroom 02, bedroom 02 en-suite, bedroom 03, bedroom 04, bedroom 05, landing and house bathroom.

Pre-application advice was sought for the application with the pre-application response received on the 04.02.2020.

A positive pre-application response was received regarding the extension to the rear of the property and the proposed entrance canopy. Concerns were raised regarding the two-storey side extension due to the projection, dominance and height. Taking into account the concerns raised in the pre-application report the proposals for the side extension have been reduced in size and scale to solely that of a single storey extension which the client was told would be supported by the planners in this location. In addition, we have omitted the modern materials originally proposed (zinc etc) and replaced with natural stone as suggested to avoid any negative visual changes from that of the existing highway .

Subsequently the advice contained within the pre-application response has been incorporated into the design to ensure that the revised proposal obtains planning approval.

The proposal facilitates the construction of a single storey side extension (10 x 4m) to the South Elevation. The extension will allow for a larger kitchen/sitting room space with a utility room provided accessed from the kitchen area required for the large family now occupying the property.

At first floor the extension will provide a balcony accessed from the existing bedroom (Similar to that already present)

These external improvements help to balance and enhance the existing elevation compared to that of its incongruous appearance currently.

To ensure the side extension blends into the existing dwelling the extension will be constructed from natural stone and stone quoins in addition to avoiding any negative visual impact as mentioned previously.

Minor internal and external alterations to the existing structure have been proposed to effectively utilise the existing space and maximise the potential of the property for our clients and their immediate family who all live with them at the property.

The unused swimming pool is to be infilled and the space will be utilised as a living room. The splayed external wall to the swimming pool room is to be removed and replaced with a straight external wall. The pre-application response states the proposed works to the swimming pool structure is considered to be acceptable.

The internal wall between the existing study and utility rooms is to be removed, this space is proposed to be utilised as a dining room.

To aid mobility for the occupants a small residential lift has been proposed to provide direct access to the master bedroom from the ground floor.

The proposals have been sensitively and sympathetically developed to ensure the intrinsic value of the existing structure is protected, retained and enhanced.

6.0 SCALE

The size and scale of the proposals are proportionate with the existing dwelling, ensuring they blend into the existing structure and appear subservient to the existing property.

The extensions do not impact or have a negative effect on the existing structure, neighbouring properties or their amenity space. The site is completely private and well screened with minimal visibility from the public highway.

7.0 APPEARANCE

The design mirrors that of the material and form already present to create a well balanced proposal that is more in keeping with the already significantly altered property which has occurred over the years previously. Planning policy guidance has been adhered to, ensuring the general form and shape of the original dwelling is respected and reflected in the extension to ensure the character of the property is maintained. This provides a positive visual impact and ensures a positive relationship between the original property and extension.

A limited palette of a quality material such as natural stonework integrated with simple and quality detailing are used to enhance the positive visual impact of the design and ensure the material selection advice contained within the pre-application response is implemented.

6.0 CONCLUSION

In summary the proposal which forms the basis of this planning application has been designed to provide a positive visual impact and architectural design for the property complementing the existing structure. The extensions will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing property. The proposed extension does not compromise the amenity space of the property in anyway. The pre-application response deemed the proposed entrance canopy and rear extension acceptable. The proposed side extension has been revised to that of a single storey structure taking into account the advice and guidance received in the pre application response to ensure the proposal is acceptable and is granted planning approval.