

# Peter Hitchen Architects

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## **APPELLANT STATEMENT THE RANN, SACCARY LANE, MELLOR, BB1 9DL**

This statement is prepared to support the appeal related to the refusal notice dated 28 April 2021 (application reference – 3/2021/0084)

### **Project description**

*Proposed demolition of existing garage. Alterations to change the use of the domestic store to a dwelling to include a single storey side extension and two storey rear extension.*

### **Reason for refusal**

*The proposed development, by virtue of its elevational language, size and scale, would be harmful to the character and appearance of this traditional agricultural building and would fail to respond positively to or enhance the immediate context contrary to Key Statement EN2 and policies DMG1, DMH3 and DMH4 of the Ribble Valley Core Strategy*

### **Appeal justification**

The proposal as submitted for planning approval was presented to the Authority on the basis that a similar design proposal was approved in 2014 under the application reference 3/2014/0642 which demonstrated a single storey extension to the north elevation subservient to the mass of the original building.

The proposal which is the subject of this appeal demonstrates a two storey extension which is very similar to the previously approved design and is also set down from the ridge line of the original building.

We have maintained the overall aesthetic of the original building and fully respect the principal characteristics which are features of the building.

The two storey extension element which is the principal concern of the case officer is clearly defined as a subordinate addition and is located on the northern face which is at the opposite side to the public right of way and access track.

We disagree with the opinion that the design is 'harmful' to the application building on the basis of the clearly apparent sensitive restoration of the characteristics of the building and the complementary material choices to the east and west elevations.

It is recognised that the north elevation incorporates large areas of glazing but as we only have existing limited openings elsewhere, the north façade is the only area where

we can achieve our desire for a sustainable natural lighting strategy for the wellbeing of the occupants.

The design responds positively and enhances the building as a conversion into a small dwelling without spoiling the characteristics of the structure as a simple former agricultural unit.

Regards

Peter Hitchen RIBA