



PROPOSED EXTENSION AND ALTERATIONS

AT

HOLMFIELD, LONG ROW, MELLOR, BLACK- BURN, BB2 7EF

DESIGN STATEMENT

BY

SUNDERLAND PEACOCK ARCHITECTS

Job No. 6169

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1.0 OVERVIEW

1.1 This Design Statement has been produced in support of a Householder Planning Submission on behalf of T Moosa for the proposed extension and alteration of Holmfield. It is the client's intention to extend and alter the property to accommodate their family in the countryside location which the existing property does not currently provide. The client's family includes her mother who has suffered from a stroke and is disabled and wheel chair bound. The annexe proposal will allow them to care for the elderly parents as well as an extended garden space for them to enjoy. Their daughter will also attend the local school.

2.0 EXISTING

2.1 The application site is located at the end of Long Row accessed off Barker Lane in Mellor. The property consists of a three bedroom bungalow, detached garage and outbuilding set within a substantial residential curtilage with a significant garden space and views to the South.

2.2 Refer to the below supporting map and existing photos to provide context for the property. Whilst it is noted the property is set within Greenbelt, the residential curtilage is clearly defined and established. It is a private plot with a small existing building plot in relation to the extended curtilage. Aesthetically the property does not have any heritage or architectural significance being of a more modern design style and single storey form which is in contrast to the surrounding area. It has mature boundaries and there are no privacy issues to neighbouring properties. The property to the west has had substantial extensions and outbuildings developed which establishes a significant building precedent and building line to the south.



Residential red line boundary.

Outline of existing buildings.

Neighbouring property with numerous extensions and building line extended



Front elevation facing Long Row



View of the west of the bungalow



View of the south facing elevation

3.0 PRE-APPLICATION SUBMISSION

- 3.1 A pre-application submission and associated dialogue was made in November 2020 to which the response noted that extensions are acceptable in principle.
- 3.2 The scheme illustrated in Figure 1 formed the basis of the original pre-application submission which introduced a number of extension elements as well as increasing elements to two storey. Following comments from the planners it was felt the massing and aesthetic was not a positive amendment.
- As a result a further design sketch was developed to lift the existing roof line to create an additional storey and extending existing features and adding to the aesthetic character of the property through the first floor extension as illustrated in Figure 2. This generally received a more positive response from the Council commenting that it will provide a more balanced proposal with no detrimental impact on the wider landscape.
- 3.3 Following this a number of items were consequently reviewed and reduced from the previous scheme. The overall design has become more subservient and comparable to Permitted Development rights available within the Green Belt which have been reviewed in section 4.0.

Figure 1



Figure 2



HOMERFIELD, LONG ROW, MELLOR
 PROPOSED AMENDED SKETCH ELEVATIONS
 6169-SK04 1:100/A3 08.01.2021

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4.0 PERMITTED DEVELOPMENT CONSIDERATIONS

- 4.1 Whilst it is acknowledged that the property is located within the Green Belt, the site still benefits from Permitted Development rights which are highlighted as a material consideration of this application which is particularly relevant when the scale is assessed.
- 4.2 Permitted development Class AA would facilitate the additional storey to the property adding significant massing to the property.
- 4.3 Permitted development Class A would facilitate the significant rear - up to 8m and side extension - up to 50% width of the original house to illustrate some associated items.
- 4.4 As part of this application it is requested that this is a material consideration for the application and whilst a prior approval would be required to be progressed there is potential for a schemes to meet the criteria. It is felt that the scheme submitted as part of this application would benefit from a householder application for an overall consideration under one application. Furthermore, the submitted scheme is significantly less impactful in scale as to what could be achieved through this avenue.

5.0 PROPOSAL

5.1 The proposal has been developed to fully consider the planning comments and constraints whilst endeavouring to meet client requirements. The design has been significantly reduced from the pre-application submission to mitigate impact on the greenbelt and disproportionate development on the site.

This will facilitate an extension to suit the requirements of extended living spaces to the rear, side of the existing building as well as elevation amendments.

The design proposal will encapsulate views and access to the south allowing connection with the extensive surrounding gardens. Associated external alterations will include the garage conversion into a games room are also included.

5.2 The scheme will provide a side extension incorporating an 'annex' for elderly and disabled parents which need to be cared for and at close proximity to the client such as widening corridors. The proposal facilitates this through the side extension and is a critical part of the scheme to provide annex accommodation to the elderly parent. It is also the most suitable location to extend the property given the topology of the site, the area of the garden which will be most less utilised as well as low impact on openness with no impact on neighbouring properties through the existing landscape boundary.

This design element is reflective of what could be acceptable under permitted development in that it is set back from the main building line of the existing property and less than 50% of the width of the original house. The building line is set lower than the existing ridge and eaves heights and incorporates existing building materials.

To the rear is a feature gable which provides some architectural interest to the scheme whilst incorporating the views and access to the garden. Furthermore, the view of this extension will be hidden by the existing natural landscaping of the site whilst having no detrimental physical impact on this as illustrated in Figure 3 3D photographs.

Figure 3



- 5.3 The remainder of the proposal is positioned to the rear of the property to extend the rear space to provide additional dining and living areas through a modern and in keeping extension to be integrated with the garden space with a minimal impact on the green belt. A small extension will facilitate bedroom 3 as well as wider corridor spaces and replacement of a conservatory with a more in keeping structure whilst maintaining the existing footprint.
- 5.4 The proposals will provide a modern detail whilst integrating traditional materials which will enhance the aesthetic of the property with glazing to the south linking to the views and terrace. Through the design and materials, the building has been fully considered to ensure that the proposal will have a positive impact aesthetically in relation to the substantial curtilage.
- 5.5 The curtilage to the site is substantial to accommodate the modest extensions following a reduction from the initial pre-application proposal as well as what could be achieved through permitted development. The scheme is designed to include a uniform and coherent proposal that is subservient to the existing property and reflective of the architectural vernacular. Uniform windows and cills are in line with existing materiality of the property and development within the vicinity.

6.0 LOCAL POLICY

6.1 Relevant Core Strategy Policies:

EN1 – Green Belt

DMG1 – General Considerations

DME1 – Protecting Trees and Woodland

DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework (NPPF) as revised July 2018

6.2 Principle of Development:

Key Statement EN1 of the Ribble Valley Core Strategy seeks to protect the Green Belt from inappropriate development and encroachment. The National Planning Policy Framework (paragraphs 143 – 145) details the national position with regard to Green Belt and confirms that the construction of new buildings is considered to be inappropriate in principle, subject to a series of listed exceptions. Of relevance to this submission is subsection c) of paragraph 145:

The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

There is no definition of 'disproportionate' in the Framework, however the generally accepted approach is to consider the overall size uplift through an assessment of any additional floor space and volume as a result of the proposal.

Ribble Valley Council do not impose a volumetric ceiling on increases through the Core Strategy and there are numerous examples throughout the Borough and within the close vicinity of this site which demonstrate significant development.

This proposal has been designed to meet client requirements which provide a size and quality of house for a substantial residential plot to meet policy and is modest in relation to the existing property and size of the residential area.

7.0 ACCESS

- 7.1 Access will be as existing off Long Row.

8.0 CONCLUSION

8.1 The proposal is reflective of the client requirements to provide additional living space for a disabled family member and growing family .

The balance of the proposals should be read in conjunction with the larger residential curtilage of the property and alterations which accessible through permitted development and as well as neighbouring developments. There are no privacy issues and the design is sensitive to the Greenbelt position, in scale, position and character.

The design scheme has developed through engagement with Council as to mitigate impact on greenbelt and to sensitivity design a modest scheme to suit the family requirements.

It will provide a positive alteration and enhancement to the building and the surrounding site.