

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR

PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSIONS

AND ASSOCIATED ALTERATIONS

TO

90 REGENT STREET

WADDINGTON

LANCASHIRE

BB7 2BX

JOB REF: 6198

VERSION: 1.3



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1.0 INTRODUCTION

1.1 OVERVIEW

1.1.1 This Design, Access and Heritage Statement has been produced in support of an application for planning approval for a proposed first floor extension at 90 Regent Street, Waddington. The building is located within the Waddington Conservation Area, which is a designated Heritage Asset, as well as the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

1.2 PURPOSE

1.2.1 Sunderland Peacock and Associates Ltd has been commissioned to prepare this document in support of an application for planning approval for the proposed first floor extension and associated alterations.

1.2.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected Heritage Assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the buildings.

1.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

1.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

1.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures. ⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. ⁶
- Historic England (2018) Rural Landscapes: Register of Parks and Gardens Selection Guides. ⁷

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

1.3.4 Due to the Covid-19 Pandemic, historic research into the site has been limited due to the closure of archival and library facilities.

1.4 AUTHOR

1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 UNDERSTANDING THE SITE

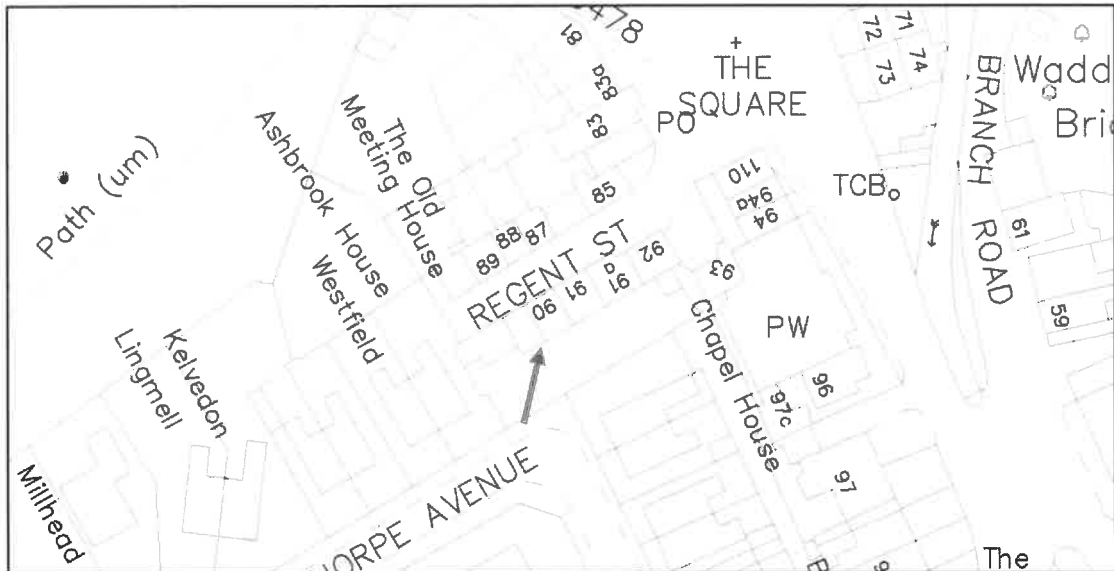
2.1 SITE LOCATION

2.1.1 The application site is located to the west end of Regent Street with the site being located on the south side of the street.

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

⁷ Historic England (2018) Rural Landscapes: Register of Parks and Gardens Selection Guides (Online) Available at: <https://historicengland.org.uk/images-books/publications/drpgsg-rural-landscapes/heag092-rural-landscapes-rgsgsl> (Accessed on 13th November 2018)



PL01: Location Plan showing location of 90 Regent Street, Waddington.

2.2 CURRENT USE

2.3.1 The building currently serves as a private residential dwelling.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

3.1.1 90 Regent Street is sited within the defined boundary of the Waddington Conservation Area which is a designated heritage asset. The special interest of the area is derived from the following;

- The colourful Coronation Gardens running alongside the Waddington Brook through the centre of the village, with its bridges, boundary walls, railings, seats, viewpoints and war memorial;
- The ensemble of the parish church of St Helen, with its lych gate and churchyard, and the nearby stocks, pinfold and old forge;
- Waddington Hall and Waddington Hospital, two large and imposing groups of historic buildings;
- The grouping of buildings around The Square, the triangular space at the centre of the village, and the contrast between the narrow streets and alleys leading into The Square and the open nature of the Square itself;
- A number of visually striking individual buildings, including the Methodist Chapel and three pubs;
- Evidence of former agriculture and industry in the form of 18th and 19th century farmhouses, and a former tannery;
- The harmony of newer and older buildings resulting from the continued use of traditional building materials and styles into the early years of the 20th century;
- The existence of meadows and working farms within the heart of the village, and attractive footpaths that follow the village's numerous water courses;
- The location of the village on the Lancashire Cycleway and of the northern part of the conservation area within the Forest of Bowland Area of Outstanding Natural Beauty.

3.2 HISTORIC ENVIRONMENT RECORD CONSULTATION

- 3.2.1 An enquiry was issued on the 14th January 2021 to the Lancashire County Council Archaeology Department, in their capacity as the local archaeological consultee, regarding any entry present within the Lancashire Historic Environment Record. A response was received on the 14th January 2021 stating that no entry was present for the building.
- 3.2.2 The Waddington Conservation Area Map does not identify the building as a 'building of townscape merit'.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

- 4.1.1 The existing dwelling is likely to have been built in the 18th century and appears to be an amalgamation of two former terraced cottage type dwellings. This is suggested by the alcoves to the north wall, present at ground floor level which are likely to be former doorways, one of which is visible externally and stone surrounds are still present.
- 4.1.2 The ground floor unit of the two former cottages has a fireplace and there appears to be no evidence of former sub-division. It is likely that this would have been used as the main living and cooking space. The former staircase would likely have been positioned towards the rear of the ground floor.
- 4.1.3 The plan form of the first floor is historically likely to have comprised of either one or two bedrooms to each cottage, with fireplaces, however no fireplaces remain.
- 4.1.4 little appears to be known about this particular building and does not appear to be well documented amongst published and unpublished documentary resources. The building first appears on the OS map of 1850 (6 Inch scale) however this series of was produced in insufficient detail to draw any useful information but does show the building and what is presumed to be outbuildings to the west.
- 4.1.5 Historic OS mapping from 1886 (25-inch scale) shows the building as two dwellings with a single outbuilding present to the west and what is presumed to be a small yard / pathway present to the south. By the time of the publication of the OS mapping from 1908 (25-inch scale) there appears to have been no discernible changes to the buildings, with the exception of what is thought to be the provision of gardens / yards to the rear with the introduction of a boundary that is not shown on the previous series of OS mapping.
- 4.1.6 The single storey element over which the first-floor extension is proposed is not shown on historic OS mapping up to 1910 and is likely to be mid to late 20th century in origin and appears to have been built as a kitchen extension. As a result, this addition to the building is not significant.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 ARCHAEOLOGICAL INTEREST

- 5.1.1 The archaeological interest of the Waddington Conservation Area is derived from;
- Its existing building stock which largely dates from the 18th and 19th centuries and the majority of which are dwellings, usually in the form of cottages, with later 19th / early 20th century dwellings being of

terraces or villa type dwellings. Many of the dwellings to the village core likely sit on the sites of former medieval dwellings.

- A number of earlier buildings which do survive within the village include the 17th century Waddington Old Hall and part of the Church of St Helen which dates to the early 16th century.

5.2 ARCHITECTURAL AND ARTISTIC INTEREST

5.2.1 The architectural interest of the Waddington Conservation Area is derived from;

- The modest appearance of the existing buildings and the homogeneity of the walling and roofing materials.
- The survival of historic shop front and signage to the Assembly Room.
- The survival of historic paving surfaces and street furniture.
- The fields and open spaces in and around the conservation area.
- The presence of public gardens and green open spaces, complemented by mature plants and trees as well as stone walling and metal railings which define garden boundaries.

5.3 HISTORIC INTEREST

5.3.1 The historic Interest of The Waddington Conservation Area is derived from;

- The sense of 18th and 19th century life within the village (illustrative historic value).
- Associations with past people such as the Parker Family of Browsholme Hall who were a prominent local gentry family and the Bowbearers of the Forest of Bowland since Medieval times.

6.0 PAST PLANNING APPLICATIONS

6.1 A search of the online planning application database operated by Ribble valley borough council has yielded the following results;

Application No	Development Proposals	Decision	Decision Date
3/2020/0434	Demolition of existing outbuildings and construction of two storey extension and associated alterations.	Refused.	24/08/2020
3/2007/0958	New conservatory, utility extension and internal alterations. Plus new vehicle access (previous approval 3/2005/0122P garage now changed to utility).	Approved with conditions	22/11/2007
3/2005/0122	New conservatory, garage and internal alterations. Re-submission.	Approved with conditions	30/03/2005
3/2004/1115	New conservatory, garage and internal alterations.	Refused	24/12/2004

- 6.2 An application was submitted for similar proposals in June 2020 but was refused for the following reasons, which this revised application seeks to address;

“The proposal has a harmful impact upon the character and appearance of Waddington Conservation Area because of the loss of architectural form and relationship to the main historic build of the interesting single-storey element fronting Regent Street and the prominence, incongruity, use of materials and lack of deference to the interesting historic build of the proposed extension resulting from its size, dimension, uPVC windows and doors and architectural detailing (including form and pattern of openings). This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.”

7.0 DEVELOPMENT PROPOSALS

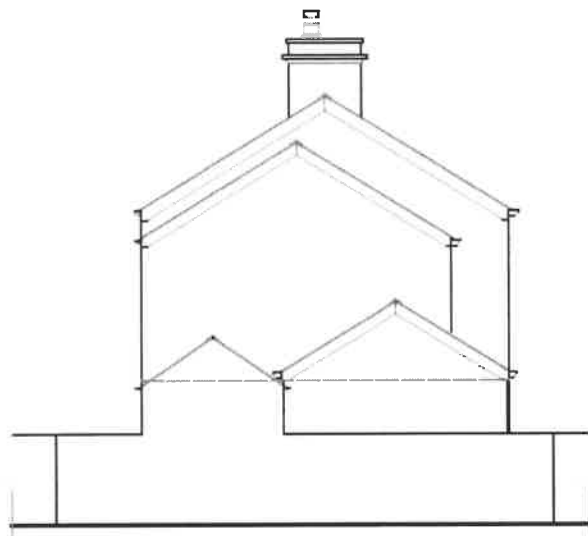
7.1 USE

- 7.1.1 90 Regent Street will remain in private residential use following the implementation of the proposals.

7.2 APPEARANCE

FIRST PHASE OF DESIGN DEVELOPMENT

- 7.2.1 At present the dwelling consists of the main house, with conservatory and utility room extensions and outbuildings, all with varying roof forms and materials. The proposals seek to improve the appearance of these elements through the implementation of traditional gable roof forms with natural slate finish. This will integrate these additions into the overall form of the dwelling as opposed to appearing as various additions, which creates a level of complexity and incongruity, therefore simplifying their appearance and enhancing the overall appearance of the dwelling. This will be mainly evident to the rear elevation facing Beechthorpe Avenue.
- 7.2.2 The first phase of design development, following on from the previously refused scheme (by another agent), and consisted of a proposed first floor extension over the west side of the dwelling with alterations to the ground floor roof in the form of a ‘wrap around’ roof over the south of the proposed snug and utility room. The proposed first floor extension is modest and subservient in nature and set below the existing verge to the west gable end and will not extend to the full length of the ground floor plan in order to provide further subservience. The roof is of traditional gable form with a natural slate roof covering and the external walls are rendered to match the existing dwelling.
- 7.2.3 The existing pattern of fenestration was adopted, in particular to the north west elevation, where the proposed window openings will reflect the appearance of the existing openings in terms of, position, size and appearance, with the inclusion of plain stone surrounds and painted timber window frames to match existing. The existing uPVC elements of the rear conservatory are proposed for removal and will be replaced with a set of dark grey / black aluminium sliding doors.
- 7.2.4 The existing outbuildings present to the west of the property are to be retained and will remain with their current appearance. However, the roof over the ground floor utility is proposed for removal and new continuous roof incorporated extending from over the south side of the proposed ground floor snug.



PL02: Proposed south west elevation



PL03: Proposed south east elevation



PL04: Proposed north west elevation



PL05: Proposed visual impression from the east end of Regent Street

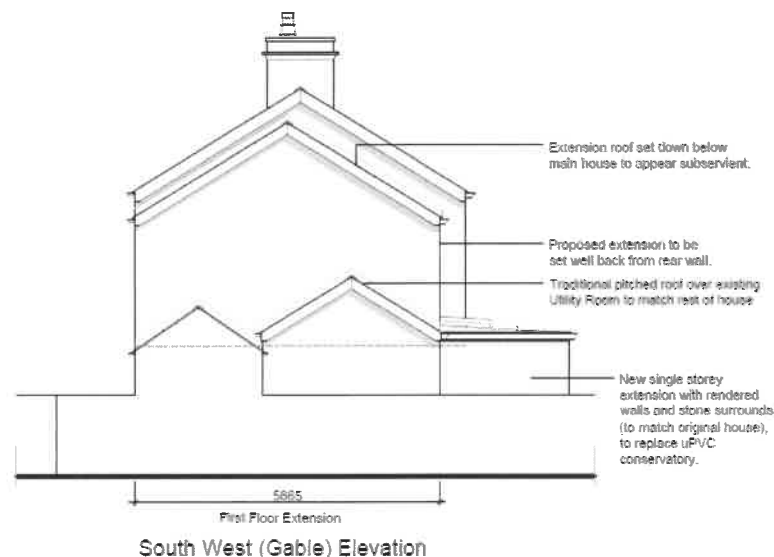


PL06: Proposed Visual Impression from Beechthorpe Avenue

SECOND PHASE OF DESIGN DEVELOPMENT

7.2.5 Following discussions with our clients and Ribble Valley Borough Council, the development proposals were further developed and improved upon in order to ensure that the previous reasons for refusal were addressed. The following elements of the design were revised;

- The existing utility room is to be reduced in size through the introduction of the ground floor and first floor extension and internal alterations. The existing hipped roof is still proposed for removal and will be replaced by a traditional dual pitched roof with natural slate finish and will abut the gable end of the proposed first floor extension. Visually, the utility room extension will now read as a smaller element of the building's external appearance when viewed from the rear. The existing window to the south east elevation of the utility room and the doorway is to be repositioned to accommodate the reduction in size.
- The existing blocked up doorway to the existing dining room is to be opened up to provide an entrance into the building from Regent Street, as all the historic doorways into the building from Regent Street are currently closed up. The existing later doorway into the ground floor entrance hall is to be closed off with the infill wall fabric to be set back from the front face of the opening and the stone surround remaining exposed.
- In addition to the first-floor extension as discussed earlier, a single storey rear extension is proposed to replace the existing uPVC conservatory. The extension is to be of masonry construction with a render finish and stone window and door surrounds to match the existing building. The roof is to be pitched with a zinc / lead standing seam roof and a lantern roof light. The two sets of double doors to the south east elevation are proposed as an alternative to the larger expanse of glazed bi-folding doors in order to reduce the amount of glazing to this area and improve the external visual appearance.
- Due to the removal of the 'wrap around' roof previously proposed to the south east elevation as part of the first phase of design development, the window proportions to the south east elevation of the proposed first floor extension have been significantly improved and are more in keeping with the existing windows to the south east elevation of the historic cottages.



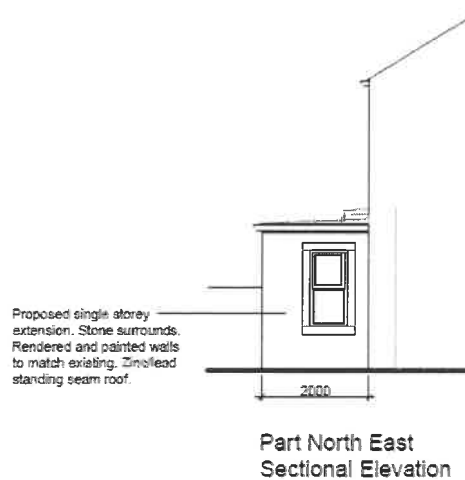
PL07: Proposed south west elevation



PL08: Proposed north west elevation



PL09: Proposed south east elevation



PL10: Proposed north east elevation of the proposed single storey rear extension.



PL11: Proposed visual impression from the east end of Regent Street



PL12: Proposed Visual Impression from Beechthorpe Avenue

7.2.6 The proposals submitted as part of this application have dealt with the reasons for refusal of application ref: 3/2020/0434 which consist of the following:

- Loss of architectural form and relationship to the main historic building of the interesting single storey element fronting Regent Street:

The existing single storey element to the west side of the historic cottages is not shown on historic OS mapping up to 1910 and is likely to be mid to late 20th century in origin and appears to have been built as a kitchen extension. As a result, this particular element of the building is not considered to be significant.

The proposed first floor extension has adopted the same form as the existing single storey element although this is to be heightened but will remain subservient to the main roof through the setting down of the eaves and ridge.

- Prominence and lack of deference towards the existing building:

The development proposals have achieved a subservient relationship to the existing historic cottage through the reduction of the roof height to the proposed first floor extension which now sees the ridge and eaves heights being lower than the existing. The south east elevation is also set back from that of the cottage.

The proposed single storey rear extension is also subservient and has been set in from the sides of the south east rear elevation and is modest in size which is further achieved by the shallow pitched roof form.

The inappropriate and incongruous hipped roof form over the existing utility room is also proposed for replacement by a less prominent dual pitched roof that is reflective of the roof forms of the surrounding buildings.

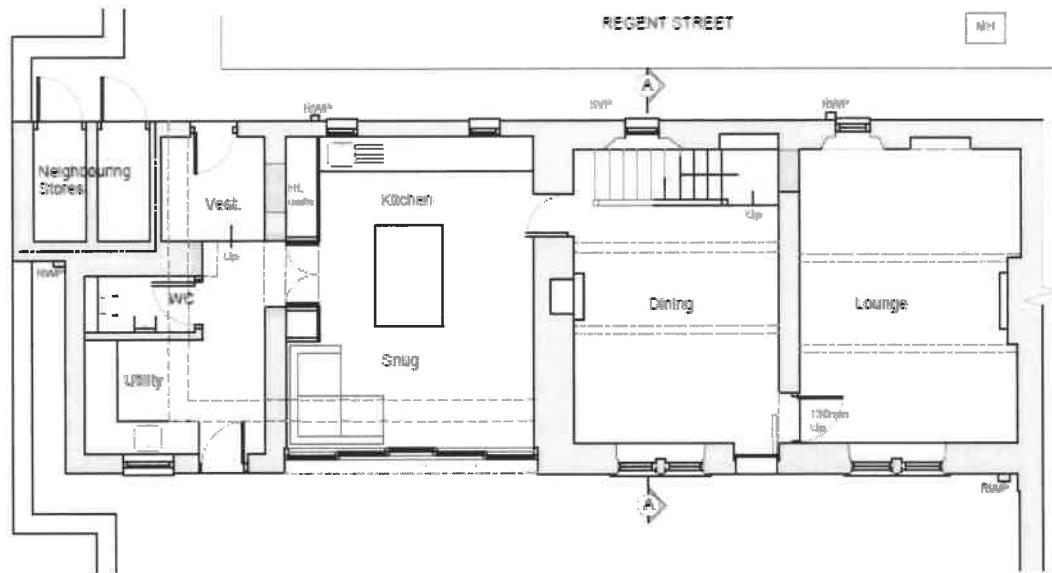
- Use of incongruous materials i.e., uPVC windows and doors:

The materials proposed consist of matching materials such as rendered wall finishes and natural slate roofing. Windows and doors are also to be in timber as opposed to uPVC. These are traditional materials that are seen throughout the conservation area and are compliant with the requirements of local planning policy and conservation area management guidance. The use of metal roof coverings to the proposed single storey rear extension are more appropriate over the use slate roof coverings given the proposed shallow pitch which is required in order to improve the proportions of the proposed windows located directly over the proposed single storey rear extension.

7.3 LAYOUT

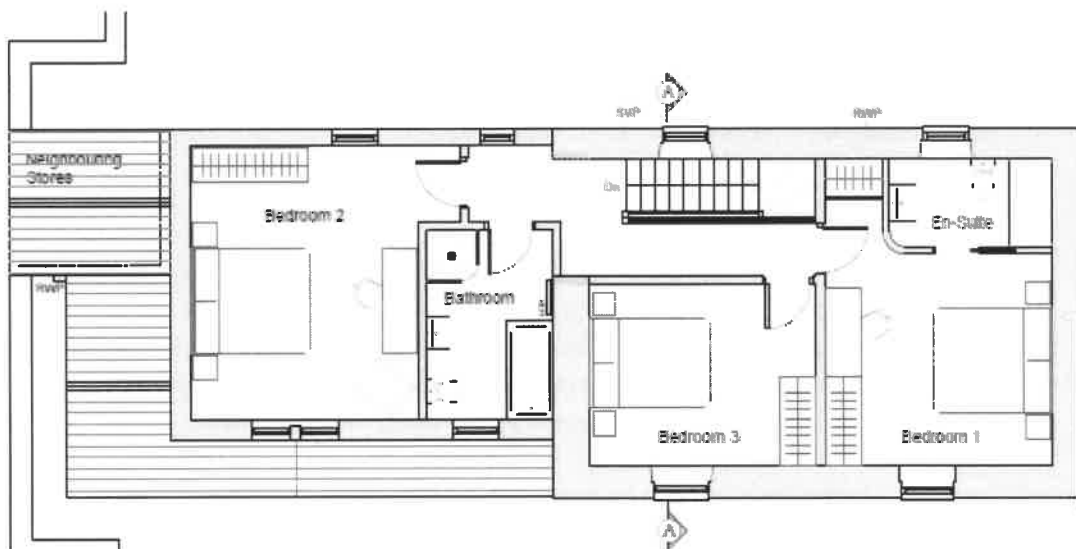
FIRST PHASE OF DESIGN DEVELOPMENT

- 7.3.1 The existing internal layout is to be altered in order to suit the needs of our clients, who have had the property in their family for some time now, and to secure its future as a long-term family home.



PL13: First Design Phase - Proposed ground floor plan

7.3.2 At first floor level, the existing spaces are to be reconfigured to provide a master bedroom with en-suite shower room and a second bedroom. The new staircase will be repositioned within the space occupied by the current house bathroom and will provide easy access to the first-floor extension whilst also ensuring a sufficient means of escape from all areas of the first floor in the event of a fire. The proposed first floor extension will provide an additional good sized third bedroom to the dwelling and will provide for the relocation of a more spacious main house bathroom.

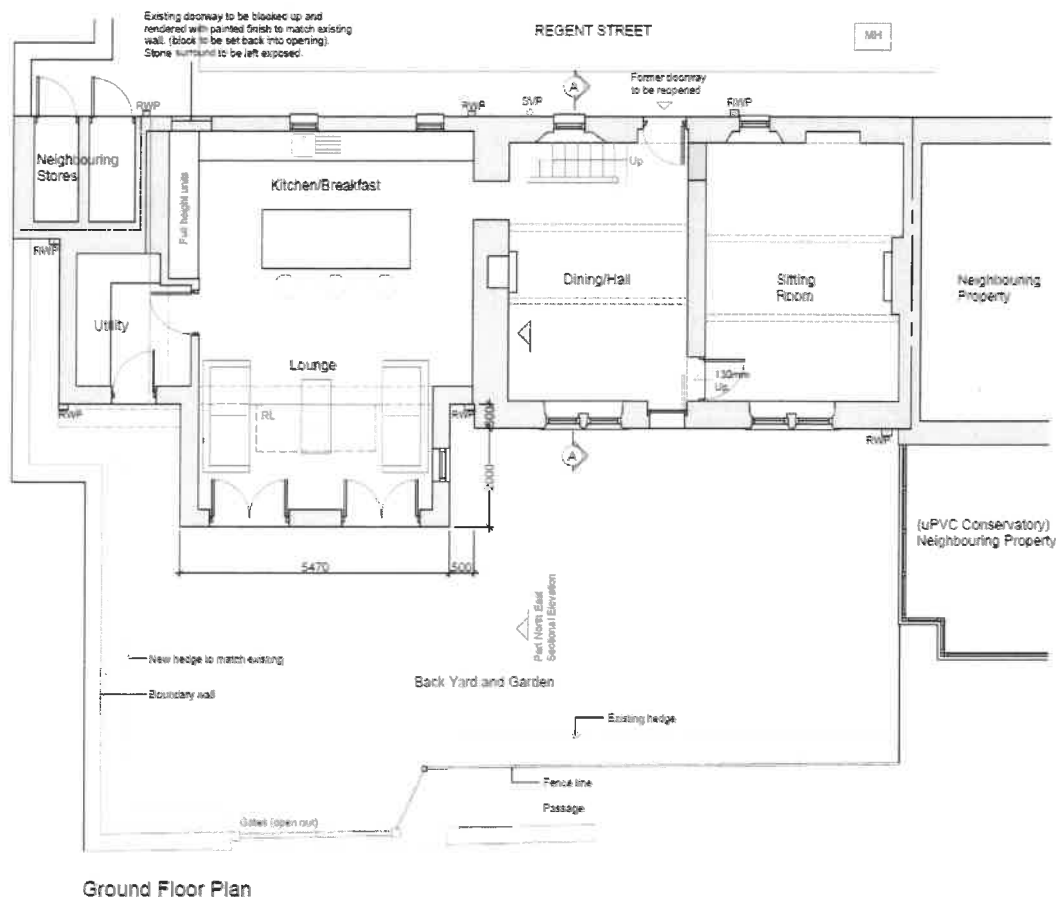


PL14: First design Phase - Proposed first floor plan

SECOND PHASE OF DESIGN DEVELOPMENT

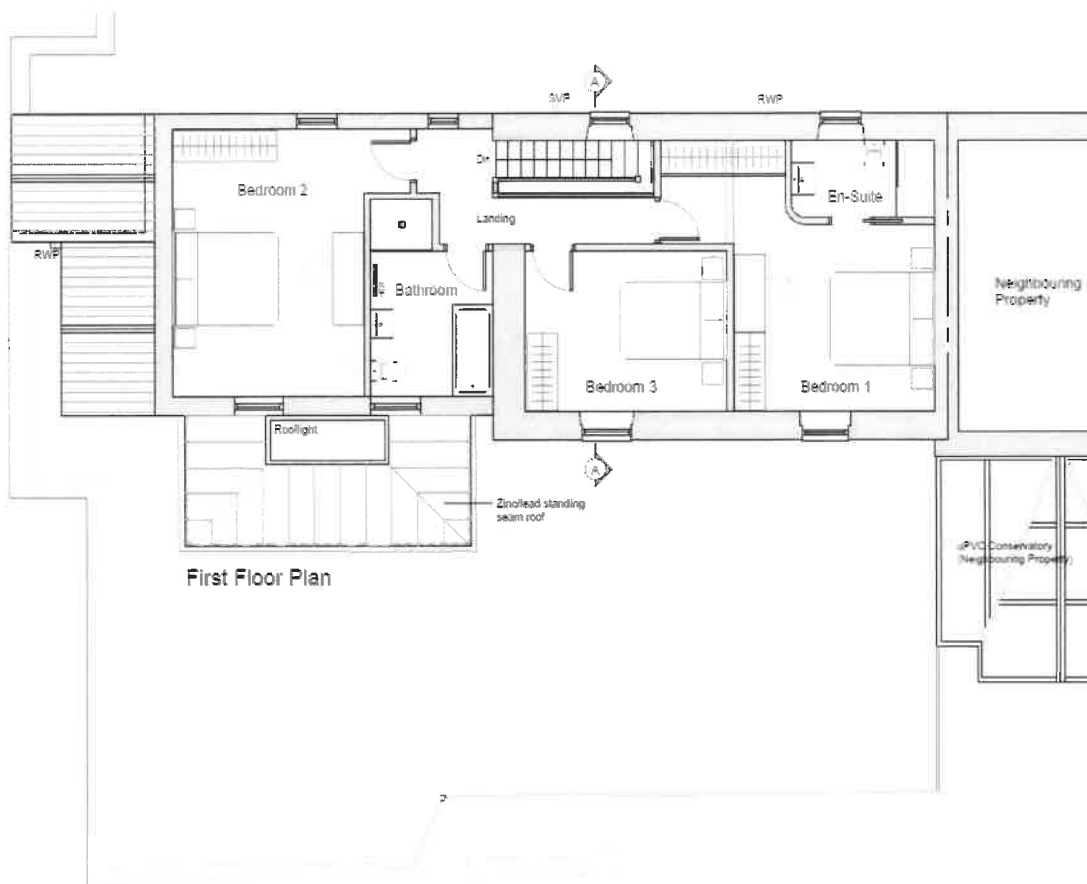
7.3.3 Following discussions with our clients and Ribble Valley Borough Council, the development proposals were further developed and improved upon in order to ensure that the previous reasons for refusal were addressed. The following elements of the design were revised;

7.3.4 Little has changed internally since the first phase of design development such as the reduced size of the utility room which has facilitated a larger kitchen / lounge space. The reduction of the utility room space has resulted in the removal of the proposed ground floor WC. The repositioned staircase has been altered further to accommodate the re-opening of the historic cottage entrance door. The plan also accommodates a modest single storey rear extension to create a lounge space.



PL15: Second Design Phase - Proposed ground floor plan

7.3.5 At first floor level, the arrangement has been altered slightly due to the slight change in position of the staircase but still proposes three bedrooms, one with en-suite, and a house bathroom.



PL16: Second Design Phase - Proposed first floor plan

7.4 LANDSCAPING

7.4.1 No new landscaping is proposed as part of this application and the site surrounding 90 Regent Street is to remain unchanged.

7.5 HIGHWAYS AND ACCESS

7.5.1 Existing vehicular access will remain unaffected by the proposals and all access doors into the building will remain unchanged with no new entrances proposed.

7.6 PROTECTED SPECIES

7.6.1 Given the proposed works to existing roofs, a bat survey will be provided as part of this application for planning permission, in order to identify the presence of any bats. Any recommendation from the report will be incorporated into the proposals so that the proposals accord with the requirements of the Key Statement EN4 and Policy DME3.

7.7 FLOOD RISK

7.7.1 The application site is located within Flood Zone One and therefore has a low probability of flooding and as a result a flood risk assessment is not required as part of this application for planning permission. This site is also not at risk from surface water flooding or flooding from reservoirs. Given that the

proposed extension is at first floor level, it will not exacerbate the risk of flooding elsewhere. Surface water from proposed roofs will discharge into the existing surface water drainage system. Policy DME6 (water management) should therefore be considered as satisfied.

7.8 TREES AND HEDGES

7.8.1 No existing trees or hedges require removal as part of the proposals and as such an arboricultural tree constraints plan and impact assessment will not be required as part of this application for planning permission. As such Policies DME1 and DME2 should be satisfied.

8.0 PRE-APPLICATION ADVICE

8.1 SUMMARY OF ADVICE

8.1.1 An application for pre-application advice was submitted to Ribble Valley Borough Council and a response was received on the 21st May 2021 which was generally positive and supportive of the proposed works with the main points summarised below;

- The extension to the dwelling is considered to be acceptable in principle.
- The character of regent street will be maintained as the proposed extension will only be visible from the west end of the street when directly in front of the dwelling.
- The proposed extension is considered to be subservient to the host dwelling.
- The proposed fenestration to the extension as a whole will reflect that of the host dwelling and will not be over dominant and will be interpretable as a later addition.
- It is considered that the proposals will maintain the character and special interest of the conservation area by virtue of the proposed enhancements, removal of unsympathetic modern additions and the consolidation of previous 'ad-hoc' additions.
- The design is considered to be an improvement on the current situation although the building will not be seen as a prominent or isolated feature in the landscape. it is considered that the proposal will raise no concerns in terms of impact on the AONB.
- No concerns have been raised regarding the visual impact of the proposals as they are considered to be sympathetic and the additions are subservient to the host dwelling.
- No loss of privacy to surrounding dwellings as there are no proposed side facing windows opposite the adjacent property on Beechthorpe Avenue and the proposed windows to the front north facing elevation are set back slightly and are no closer to the opposite properties than the existing windows.
- The scheme is considered to not result in a significant increase in demand for parking or highway safety implications.
- The planning officer has concluded that on the basis of the submitted information as part of the application for pre-application advice, the proposal will potentially maintain the special interest of the conservation area and provide some enhancements through removal of unsympathetic modern features on the dwelling particularly on the elevation to the rear and that in terms of the other material considerations, the proposal is considered acceptable.

9.0 PLANNING POLICY CONTEXT

9.1 STATUTORY LEGISLATION

9.1.1 The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

9.2 NATIONAL PLANNING POLICIES

9.2.1 The relevant national planning policies in relation to design heritage matters are contained within the National Planning Policy Framework (2019)⁸ and are mainly focused within chapters 12 and 16.

9.3 LOCAL PLANNING POLICIES

9.3.1 The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;

- Key Statement EN2 – Landscape:
- Key Statement EN4 – Biodiversity and Geodiversity
- Key Statement EN5 – Heritage Assets:
- Policy DMG1 – General Consideration:
- Policy DMG2 – Strategic Considerations:
- Policy DME2 – Landscape and Townscape Protection
- Policy DME3 – Site and Species Protection and Conservation:
- Policy DME4 – Protecting Heritage Assets

10.0 HERITAGE IMPACT ASSESMENT AND MITIGATION

10.1 IMPACT ON THE WADDINGTON CONSERVATION AREA AS A DESIGNATED HERITAGE ASSET

10.1.1 The proposed works will address any impact on the Waddington Conservation, through the careful design of the proposals, the use of appropriate materials and roof forms as well as the removal of existing harmful features of the building.

10.1.2 The proposed design and appearance of the first-floor extension is sympathetic to the surrounding buildings by virtue of its size and appearance. The size of the first-floor extension is modest and subservient to the existing dwelling and has been reduced in size in comparison with the previously refused proposals (by different agent). The roof forms and materials to the existing rear additions add a level of complexity to the building which is harmful to the character and appearance of the conservation area. The proposals seek to address this by simplifying the appearance of the rear elevation and enhances the appearance of the building when viewed from Beechthorpe Avenue to the south.

10.1.3 The proposed materials will be traditional and will match the existing dwelling in appearance and colour so as to be sympathy and not create a jarring juxtaposition between the existing and proposed built forms. The roofs are to be finished in natural slate with the external walls being finished with matching render. A standing seam / zinc roof is proposed to the single storey rear extension for the purpose of achieving a shallow pitch in order to allow for improved window proportions above the roof. New windows are to be timber framed with paint finish to match the existing dwelling along with their

⁸ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 11th October 2020)

appearance and style. The pattern of new windows will also match the existing window arrangement. The use of any contemporary elements would be more appropriate to the rear (south east) elevation given that it faces towards relatively modern housing and would otherwise be inappropriate to the front elevation facing out on to Regent Street and would be harmful to its traditional character. The loss of the uPVC conservatory to the rear should be welcomed as uPVC is considered not appropriate for use within conservation areas and its removal will enhance the building and conservation area.

- 10.1.4 The proposed extensions would not be visible from the historic core of the village and conservation area and would only be visible from the west end of Regent Street and from Beechthorpe Avenue and as a result is not expected to cause significant harm to the character and appearance of the conservation area.
- 10.1.5 The development proposals are considered to be in accordance with Local Planning Policies by virtue of its size, appearance and material selection, which also accord with the recommendations of the Waddington Conservation Area Appraisal and Management Plan. The development proposals will preserve and, in some cases, enhance the character and appearance of the host dwelling and the conservation area.

