



JUDITH DOUGLAS TOWN PLANNING LIMITED

Rookwood, 41 Clitheroe Road, Whalley, Lancs. BB7 9AD



Householder planning application for erection of a two-storey extension to provide a three-bay garage, entrance hall, home office, hobby/art studio and proposed tennis court. Resubmission of 3/2021/0103

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[Planning Statement JDTPL0310](#)

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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE ERECTION OF A TWO STOREY EXTENSION TO PROVIDE A THREE BAY GARAGE, ENTRANCE HALL, HOME OFFICE, HOBBY/ART STUDIO AND PROPOSED TENNIS COURT.

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for a two-storey extension and tennis court.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

Location plan LO-01

PL06 A Existing and proposed elevations and floor plans

PS-2011-TS Existing site plan

SL01 B Site layout

Arboricultural Constraints Appraisal and plan

- 1.3 This application is a resubmission of application 3/2021/0103.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 Rookwood is situated on the western side of Clitheroe Road on the outskirts of Whalley. To the north is the embankment and carriageway of the A59 which is elevated as it passes over Clitheroe Road. To the west is grazing land. To the south and east are residential properties. The residential properties close to Rookwood are substantial detached houses set within large gardens. Rookwood is a large prestigious house set within a large garden area.
- 2.2 Clitheroe Road is the main road out of Whalley to the north and it carries a frequent bus service, there are bus stops nearby. There is a footway and street lighting on the western side of the road. The site is about ½ mile /800m from the village centre. The site is outside Whalley Conservation Area.
- 2.3 Rookwood and its neighbour Graythwaite, 39 Clitheroe Road to the south are shown as being outside the defined settlement boundary of Whalley and within open countryside in the adopted Ribble Valley Core Strategy and the adopted Housing and Economic Development Plan Document (HEDDPD).

- 2.4 Rookwood is constructed out of smooth red brick with brick details including arched topped windows and string courses. The house is built with impressive proportions, with large room sizes and tall ceiling heights. It also has an attic storey so that the overall impression of the house is that it is larger and taller than most houses. The house is set back from the road within substantial grounds. The main elevation faces south rather than towards the road.
- 2.5 The area around the application site is characterised by large houses set within large gardens. This includes the late Victorian and Edwardian houses Barcroft (27), Stanleys (29), Fern Lea (31) The Beeches (33), Mayfield (35) the western side of Clitheroe Road to the south of the site. Increasing in size and prestige there is Graythwaite (39 Clitheroe Road), Oak Hill now a school, and Bramley Mead the largest of all (converted to a maternity home and then converted back to a dwelling in the 1990's).
- 2.6 Rookwood and the other large prestigious dwellings set within large grounds define the character of this part of Whalley. The buildings are individually designed and highly ornamented. Graythwaite appears to have been originally built with a detached two storey coach house, which is now separated from Graythwaite and is known as The Old Coach House. Bramley Mead on the east side of Clitheroe Road had a two storey Lodge. The Lodge is on the opposite side of the road to Graythwaite.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The main part of the proposed extension has a footprint of 11.9m by 6m. It is 8.41m to the ridge and 5.235m to the eaves. It is proposed in brick (imperial sized) to match the main house with matching architectural detailing including arch topped windows created using shaped bricks and string courses. The window proportions and frames also echo the window detailing of the main house. The extension is attached to the main house by a single storey entrance hall link.
- 3.2 The extension will provide garaging for three cars on the ground floor. The first floor provides a home office for Mr and Mrs McDermott to facilitate working from home. The hobby/art studio is proposed to be used as a pottery studio and includes space for a wheel, kiln, bench, clay and glaze storage, shelves and tool storage.

4. PLANNING HISTORY

- 4.1 The Council's website records the following planning decisions at this address:
- 3/2021/0103 Erection of a two storey three bay garage with annexe above and proposed tennis court. Approved 11.05.2021
- 3/2020/0430 Construction of single storey extension to rear; new chimney to existing two storey roof; new single storey porch with stone portico; raise existing roof height over existing utility room and creation of new site access with new gate piers and gate. Approved 19/08/2020
- 3/2004/0681 Replace existing porch with new stone porch. Approved 16/08/2004
- 3/2002/0262 Alteration and extension of existing house Approved 21/06/2002

5 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable development.
Policy DMG1: General Considerations
Policy DMG2: Strategic considerations
Policy DMH5: Residential and curtilage extensions
Policy DME1: Protecting trees and woodlands

6 EVALUATION

- 6.1 The main issues to be considered are:
- Principle of development
- Visual amenity
- External appearance
- Impact upon trees

Principle of development

- 6.2 The main policies relevant to this application are DMG1: General Considerations and DMH5: Residential and curtilage extensions. Policy DMH5 states *“proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located.”*
- 6.3 Policy DMG1 is a general policy relating to all development. In particular and in relation to this application it requires development to display a high standard of building design, to be sympathetic to existing and proposed land uses, and to consider the density, layout and relationship between buildings. It requires the impact on the landscape character, visual appearance and existing amenities to be taken into account.
- 6.4 As the development is for an extension to an existing dwelling to provide ancillary domestic accommodation and a tennis court all within the existing curtilage of the dwelling the proposal is acceptable in principle .

Visual amenity

- 6.5 The character of this part of Whalley is one of large detached houses set within large gardens. The garage with ancillary accommodation has been designed in the style of a coach house. An example of an original coach house to a large detached dwelling can be found at the neighbouring property Graythwaite. Photograph 1 below shows the rear elevation of Graythwaite looking south from the garden of Rookwood. The building on the left of the picture marked with the arrow is The Old Coach House. Photograph 2 is a picture of The Old Coach House from Clitheroe Road. The original coach house to Graythwaite was two storeys in heights but subordinate in appearance to the main dwelling.



1 The Old Coach House and Graythwaite from the north.



2 Eastern side of The Old Coach House from Clitheroe Road.



3 The Lodge

6.6 Another example of a two storey ancillary building is the Lodge to Bramley Mead which can be found on the opposite side of Clitheroe Road. See photograph 3. These ancillary buildings enhanced prestige and were designed to compliment and reflect the architecture of the main house they were associated with.

6.7 The approach to the design of the proposed extension has been influenced by the character of these surrounding properties. It has been designed to read as ancillary domestic accommodation. As with the above examples, architectural details which are found on the house have been incorporated on the extension including the arches over the windows formed in brick, the string courses and the small gable over the central large window which echoes a similar feature on the east elevation of the house. The proposed extension has the

appearance of a traditional coach house. The design of the extension will strengthen and enhance the visual amenity of the area.

- 6.8 The proposed tennis court will have minimal impact on the visual appearance of the area being set within a large area of lawn and screened by the trees and shrubs along the boundary of the garden.
- 6.9 The proposed building is set back from the road in a position which is well-screened by existing trees and will be enhanced by proposed planting along the recently approved vehicle access. It is also positioned in a similar location in relation to the road as at the former coach house at Graythwaite. The proposed development will protect and enhance visual amenity contributing positively to the character of the area and complies with policies DMG1 and DMH5.

External Appearance

- 6.10 The proposed extension is designed to reflect the character and detailing on the main house. This includes decorative brickwork above the windows, string courses and a small gable over the central large window. These reflect details on the main house see photographs 4 and 5. The roofing material is natural slate to match the house.
- 6.11 The proposed east elevation shows the extension in relation to main dwelling. The ground floor level of the house is 65.95m whilst the proposed extension is set 0.55m lower at 65.40m. The ridge height of the house is 77.19m and the main eaves line is 73.16 whilst the ridge height of the extension is 3.41m lower at 73.78m and the eaves is 2.31m lower at 70.85. The height differences are summarised in the table below.

	House	Extension	Difference in height
Ridge	77.19	73.78	-3.41
Eaves	73.16	70.85	-2.31
Ground floor level	65.95	65.40	-0.55



4 Brick detailing around windows and sting courses.



5 Piked gable detail on eastern elevation of the house.

- 6.12 The proposed south elevation shows that the eaves level of the extension is in line with the string course beneath the first floor windows of the main house. See figure 1.



Figure 1 The level of the extension eaves is similar to the string course beneath the first floor windows on the main dwelling.

- 6.13 The proposed extension is clearly subordinate and subservient to the main dwelling in terms of its size, mass and height and relationship to the main facades of the building. The extension will enclose the forecourt on the eastern side of the dwelling adding to the architectural prestige of the building. It also provides a screen to the embankment to the A59 to the north of the dwelling. The extension is screened from the highway by the trees along the boundary with Clitheroe Road.
- 6.14 The proposed tennis court is positioned to the south of the house on an area of lawn. The tennis court is well screened by existing trees and shrubs. It is to be surrounded by a 1.8m chain link fence and surfaced in grass. It will not look out of place within the large garden. The extension and the tennis court are a sufficient distance away from the neighboring property to not cause any loss of amenity to neighbouring residents.
- 6.15 The proposed development displays a high standard of design which is sympathetic to existing and proposed land uses. It retains the spacious setting of the dwelling which is part of the layout, relationship between buildings and landscape character of this part of Whalley. The development fully accords with the requirements of policy DMG1 in this respect.

Impact upon trees

- 6.16 Two small trees are proposed to be removed. These are T25 a sour cherry which has been classified U and is suffering 90% crown die back and T26 apple classified C1. The loss of these trees is acceptable as T25 needs to be removed as it is unhealthy and T26 is of low quality. There is ample space for replacement planting if required. The proposal fully accords with the requirements of policy DME1.

7 CONCLUSIONS

- 7.1 The proposed extension and tennis court fully accord with the policies of the Core Strategy. The garage and ancillary accommodation are designed in a form and materials to complement the character of the main house and in scale is subordinate to the host dwelling. As we have described the proposal accords with policies DMG1, DMH5 and DME1. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.