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DESIGN, ACCESS & PLANNING STATEMENT

In support of Planning Application for a New Dwelling

On behalf of Mr & Mrs Hindle

At Land Adjacent to 16 Whiteacre Lane, Barrow, Clitheroe,
BB7 9BN and neighbouring approved bungalow development
3/2020/0516

July 2020

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INTRODUCTION:

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I, Nick Wilkinson, have been instructed on behalf of Mr and Mrs Hindle to prepare and submit an application for a new dwelling to help them down-size in later life. The proposal is to design and build them a new, very well insulated, Oak framed house smaller in scale than their current home at 16 Whiteacre Lane, Barrow.

This statement supports a planning application for a new dwelling at Land Adjacent to 16 Whiteacre Lane, Barrow. The footprint of the proposed dwelling is only marginally larger than the existing dwelling on the adjacent site, but total floor area is smaller, as the proposed dwelling is designed with a bedroom and bathroom at ground floor level to help aid them in later life. The application site is in the heart of the village neighbouring the approved bungalow scheme 3/2020/0516 and to the south of the existing property.

The existing dwelling is a two storey art stone dwelling built in the early 1980s by Mr and Mrs Hindle as a family home; it is their wish now to have a modern, slightly smaller, well insulated oak frame house that is designed with their later years in mind.

The new dwelling has been carefully designed to reflect the client's needs and site conditions by mimicking the single storey bungalows to the west of the site but stepping up to a storey and a half nearer the woodland and neighbouring 2 storey houses to the north and east. The home will be very well insulated and have a high level of sustainability to give the occupants high levels of comfort from underfloor heating, mechanical ventilation and heat recovery to ensure a warm draft free modern home.

The proposed dwelling seeks to carefully enhance the natural habitat for wildlife by providing eves details carefully designed to provide nesting for birds and bats which the clients love to watch and encourage to nest, existing trees have been carefully worked around and the home has been designed to view them from within the home.

The new home will also free up the applicants existing home to the open market.

Taking the above into consideration this proposal sits well within the National Planning Policy Framework (NPPF) achieving sustainable development paragraph 7 states that there are three dimensions to sustainable development: Economic, social and environmental.

The proposed scheme fits two of these dimensions. Firstly the social dimension which states 'creating a high quality built environment, with accessible local services'. As detailed further in this report the site is sustainable due to its close proximity to local services. Secondly the environmental role which states 'contributing to protecting and enhancing our natural, built and historic environment... improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to low carbon economy'. As detailed above the proposal has taken all the above points into consideration with mitigating measures proposed to adapt to climate change, using natural resources and improving biodiversity on the site.

The proposal will improve the living conditions of the applicants by providing them with a smaller, warmer and easier to live with home which will fulfil their needs

more than their current dwelling. It will then free their current dwelling up which will be sold on the open market, bringing a high quality family home to the market as per paragraph 9 of the NPPF.

SITE CONTEXT

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The site is within the village of Barrow just west of Clitheroe, the site will be accessed from the newly formed road just off Clitheroe Road. The proposed dwelling will be within walking distance of all the amenities within Barrow, which include pubs, cafe, village hall and a church and within walking distance of the bus stops on Clitheroe Road. The site is located to the east of the bungalows recently given approval and south of the existing clients house, 16 Whiteacre Lane.



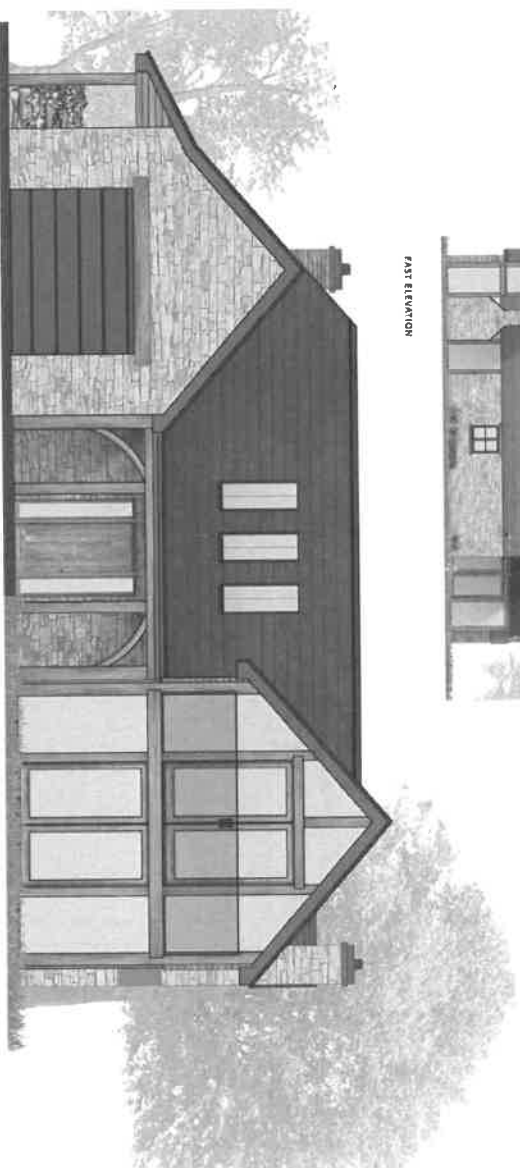
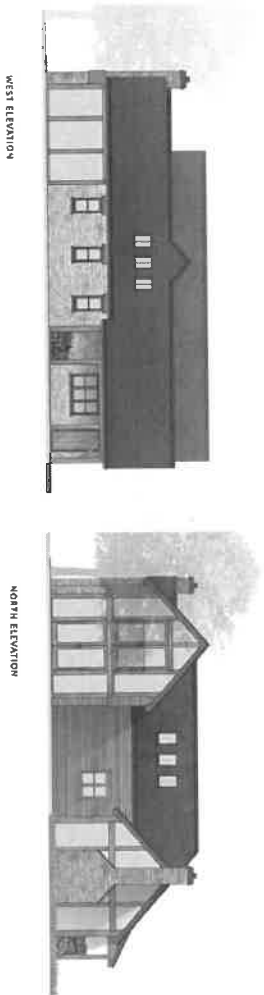
DESIGN AND APPEARANCE

The proposed dwelling has been designed to be not more than a storey and a half, a bespoke architecturally designed dwelling, to reflect the client's needs and surroundings. The dwelling will provide a high standard of living for the occupants and cater for the client's future needs within old age. The topography of the site is relatively flat with gentle fall to the south, and trees to the east and south. The dwelling is to be single storey next to the proposed bungalows and storey and a half near the trees and existing 2 storey homes. The design reduces any detrimental impact on the surrounding area to ensure that the dwelling sits within the site and its surroundings seamlessly. Its design also will ensure that the proposal takes full advantage of the spectacular site while enhancing the biodiversity.

The materials proposed for the dwelling have been carefully considered when designing the building to ensure that it takes into account the local materials in the surrounding area and also its impact when viewed from the site. It has therefore been decided that the dwelling will have stone and green oak cladding elevations and a traditional slate roof, the windows will be part of the oak frame with oak casement windows where openers. The oak frame will have over sailing eaves and oak frame entrance porch to help ground the building and provide privacy for the clients. Proposed large glazed elevations are interesting elements to the building and are an integral part of the design. The roof will be supported on oak trusses which become part of the external features on the South, East and North facades; these will be protected by extended eaves and walls. Full detailed drawings accompany this application which include floor layouts, elevations and sections. The form and shape of the proposed dwelling has been designed to ensure that it will fit into its surroundings seamlessly with no visual harmful effects on neighbour amenity and with no design features which are not in keeping with the local vernacular. The design carefully provides private sheltered external spaces to allow the occupants the opportunity to enjoy the site.

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SOUTH ELEVATION

SCALE

The proposed dwelling will have a gross footprint of 150m² on the ground floor and 86m² on the second floor giving a total overall footprint including garage of 236m². The proposal will have a ridge height on the single storey element of 4.8m and a ridge height of 6.8m on the storey and a half section of the building. The overall footprint, although seeming large, is well in proportioned to the site and covers less than 10% of the overall site, therefore should be viewed as well related to this in terms of size, scale and bulk alongside avoiding over development of the site. The positioning of the proposal has also been carefully considered to ensure it is situated within the site such as to cause the least impact to trees, neighbours and nature. The position of the new driveway has also been carefully considered to avoid existing trees where possible whilst retaining enough parking and turning space for the client. The drive will also be a permeable resin drive to help reduce surface run off. The use of materials will ensure that the massing of the development is reduced into the landscape. Clever use of materials and textures using the local palette will ensure that the development will not be conspicuous when viewed on the wider landscape, nor have any damaging effect on the existing street scene or the wider area.

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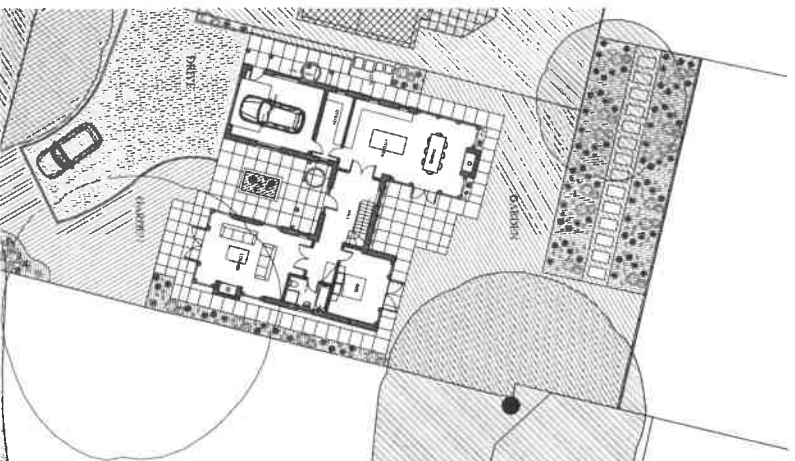


LANDSCAPING

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The eastern boundary of the site will make use of the existing timber post and rail fence and established hedges. It is proposed that the hedge to this boundary will be layered in the traditional Lancashire and West Moorland layering technique, in keeping with recognised regional practices. The northern boundary will have a new timber post and rail fence to replace the aging one. The existing southern boundary is a timber post and rail fence with hedging and established trees, this will remain and a new timber fence part way down the site will be introduced to allow a paddock and the southern part of the site to remain natural. This natural area of the site will encourage bio diversity and become one of the main features to the landscaping. The west boundary near the approved bungalows will have a timber post and rail fence with hedging to help provide privacy between the dwellings.



SUMMARY

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In considering this proposal against the guidance contained within the NPPF and that of the Ribble Valley Local Plan Adopted in 1998 saved in 2007 planning permission should therefore be granted for the creation of one detached dwelling as there are no adverse impacts of doing so that would so significantly and demonstrably outweigh the benefits of the creation of an additional residential units at this location. The proposal is considered to create an attractive bespoke architecturally designed dwelling with a low carbon footprint dwelling within site which lends itself for development due to its sustainable location and surroundings and also that it is a proposed development which will integrate seamlessly into its surroundings. Due to the location of the site, the scheme is considered an entirely sustainable development, and is therefore in accordance with the current and relevant local and national planning policies.

The landscape and character of the AONB would be protected, conserved and enhanced by this proposal, and the development is considered to contribute to the conservation of the natural beauty of the area. Approval of this scheme would not be visually harmful to the character, appearance, significance and context of this location within the AONB by virtue of loss of the openness of the site due to its density, mass, form and detailed design of the proposed build, as currently the field is unused and untended to.

This application will allow an aging couple to stay within the local area they love and therefore when taking all the aspects of the application into consideration this application should be granted permission and enable a much more efficient use of the site.

