

# Peter Hitchen Architects

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## **36 PAINTER WOOD , BILLINGTON, LANCASHIRE DESIGN STATEMENT TO SUPPORT THE PLANNING RESUBMISSION FOR THE REPLACEMENT DWELLING**



## **INTRODUCTION**

This statement has been prepared to support the re-submission of the recently refused application (ref 3/2021/1122). The application was refused on 31 March 2021.

The scale of the proposal has been reduced significantly in line with the comments raised in the delegated report issued with the refusal. The following statements are extracted from the delegated report which accompanied the decision notice and have instigated the re-design for this resubmission.

*“The proposal is unduly prominent because of its scale, extent and location and harmful to the openness of the Green Belt. This is contrary to Key Statement EN1 and Policy DMG1 of the Ribble Valley Core Strategy.*

*The proposal is harmful to the residential amenities of 34 Painter Wood because of the replacement dwelling’s significant overshadowing and overbearing impacts. This is contrary to Policy DMG1 of the Ribble Valley Core Strategy.”*

It is fully appreciated that the plot is within a green belt designation and although the delegated report for the refusal does not offer any explanation or go into any detail about how the previous proposal is “overshadowing and overbearing” or “unduly prominent” this amended scheme addresses the case officer’s primary concerns by virtue of the following :-

1. The reduction of any overbearing impact on 34 Painter Wood, by removing all windows on the side elevation(s)
2. Significantly reducing the overall volume of the property by removing the ‘leisure wing’.
3. The elevations clearly show the height of the proposed replacement dwelling is less than the adjacent property at 34 Painter Wood (from ground floor to the top of first floor).
4. The width of the property across the site when viewed from Painter Wood is no greater than the existing property and the overall height sits comfortably within the street scene between the adjacent properties, again this is shown clearly on the elevations.
5. The re-design demonstrates that the amended proposal is not “unduly prominent” nor does it affect the openness of the Green Belt any more than the recently approved application at 34 Painter Wood,
6. In terms of massing and scale it is demonstrated that the proposal is not “harmful to the residential amenities to 34 and 38 Painter Wood” by virtue of it’s position within the curtilage.

## **SITE AND IT'S SURROUNDINGS**

The site is occupied by a detached single-storey dwelling with some prominence located across the plot surrounded by lawn and garden areas including hard standings and patio's. There is an attached garage to the side of the property. The house was constructed in the 1950's along with other similar houses in the row and there is no planning history associated with the plot.

There is a natural fall across the site from the rear to the highway boundary and reference to the topographical survey and site sections submitted here demonstrate this. This is an important aspect of the site which has been utilized in the design. Trees, hedges and shrubs to varying heights occupy the boundaries. The highway boundary is open to the lawned area which ensures the house is highly visible to the public along Painter Wood.

The house is of masonry construction with a mix of brick and render materiality. The flat roof element is a particular feature of similar properties on Painter wood. The site is bounded on two sides by private dwellings. Number 34 is a recently completed three-storey replacement dwelling with contemporary features which was approved under planning reference 3/2019/0297. The demolished house was very similar to the existing property at Number 36.

The property to the upper side (no 38) is also of similar 1950's character and sits within a large plot. There is pastureland at the rear which rises up the slopes of Whalley Nab. Within this field is a public footpath.

## **THE PROPOSAL**

The proposal is to demolish all the existing building area on the site and construct a contemporary replacement dwelling for a local family which provides the necessary accommodation to create a new home within the plot.

The proposed dwelling sits on 3 levels which complements the arrangement as approved adjacent at 34 Painterwood. A garage set down with a forecourt frontage with associated plant & storage rooms accommodates the lower ground floor which is to be entirely submerged within the sloping site. The bedrooms are located on the ground floor which sits on a slightly lower level than the existing dwelling.

The upper floor has all the living areas including kitchen, dining and lounge area arranged as an open plan space with a split level as the plans demonstrate.

It is important to highlight that the entire 'leisure wing' from the previous application (ref 3/2021/1122) has been removed in order to respect the comments raised in the delegated report for the refusal.

Specific consideration has been applied to the massing & scale of the new design in order to reduce the impact on the openness of the green belt as much as possible. The drawings & visuals demonstrate a significant percentage of the proposed volume nestles in to the site, resulting in a total volume increase of 35% above ground level on the existing dwelling.

As outlined in the pre application enquiry response which provided original guidance for the proposal (reference RV/2021/ENQ/00093) a dwelling of this scale could potentially be accommodated if the openness of the greenbelt is maintained.

Additionally, the 'first floor' roof of the proposed dwelling sits between the heights of the adjacent properties, following the general pattern of development in the vicinity up the slope of Painter wood.

The 'first floor' is also set back into the site similar to the recently approved design at 34 Painter wood, this prevents the proposal from appearing materially greater from the street (Whalley Old Road) than the existing property.



Context photographs taken from the rear of the plot



Other factors which have had an impact on the design include the following:-

Respecting the building line to the principal elevations of the neighbouring houses

The external appearance to be modern and reflect the internal spaces. The materiality

Privacy for the occupiers from the highway and the neighbouring houses

Landscaping, intimacy at the rear and maximising the views out the west across the valley.

The accommodation brief provided by the client to create a large 4 bed family dwelling which is a sustainable family home suitable for modern day living

The house will be designed and detailed to passivhaus standards and will incorporate a garden terrace as well as ground source heating. The green specifications will be explored further as the detail design evolves.

The property will have large areas of glazing with solar shading all framed within a stone and rendered façade. The design offers a pure and simple linear aesthetic to the road and has been designed to respect the privacy of the occupiers. This is achieved by 'setting back' the upper floor from the principal façade yet allowing the main living areas to have the expansive views across a roof terrace.

The front visual demonstrates how the new dwelling 'fits' into the context and aligns itself with the neighbouring dwellings.

An important feature of the house will be the landscaping and how the external spaces integrate with the internal areas.

Half the frontage will remain as an open forecourt with low stone walling, lawn area and drive to service the car parking/garages.

The rear will include an intimate courtyard with box planting which relates to the house with the landscaping becoming more open as it extends to the rear boundary. Hedge rows and boundary trees will be maintained.

Although the proposed replacement dwelling is larger than the existing building, it's scale is appropriate to provide the level of accommodation which is essential for the client's family and their evolving needs and the overall size of the plot.

**Please refer to the site plans, floor plans, elevations, visuals and detailed planning statement which form the basis of this planning resubmission.**

## **Summary**

This resubmission has been prepared following careful analysis of the reasons for the refusal of the previous application as the introduction paragraphs stipulate.

It is hoped that the case officer from RVBC planning recognises that the revised design has been the subject of a significant reduction in volume and footprint.

In order for a full considered appraisal to be carried out it is imperative that the design is assessed following a site visit which needs to include analysis from the road aspect as well as the viewing the site from the public footpath at the rear of the plot.

The topography of the site in relation to the existing building mass of the adjacent properties is a key factor in the arrangement of the floor plans and the cross section through the new dwelling.

This resubmission demonstrates a design which mitigates any 'harm' on the openness of the green belt or the amenities of the adjacent houses.

It will contribute greatly to the overall street scene by virtue of it's high quality choice of materiality and it's overall mass which complements the architectural language and styles along Painter Wood.

