

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 September 2022 12:36
To: Planning
Subject: Planning Application Comments - 3/2022/0743 FS-Case-448536113

[REDACTED]

Planning Application Reference No.: 3/2022/0743

Address of Development: 26 The Sands, Whalley

Comments: [REDACTED] and have the following comments to make about this planning application.

The proposed building is on the site of the original single garage which [REDACTED]

[REDACTED]
Looking at the proposed garage from the front, it can be seen that it is significantly larger than the original single garage and larger [REDACTED]. The proposed building is 4200 cms tall and 5500 cms wide; using the proportions on the plans, [REDACTED]. The proposed structure is therefore [REDACTED].

We are in a Conservation Area. We note from the Heritage Statement that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". Local Planning Authorities "should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal"; further, "great weight should be given to the asset's conservation". In addition, there is "a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits."

We also note that designs must: "Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials and should: "Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character"

Moreover, "Conservation Areas Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area."

Taking all these factors into account, we take issue with the statement at 8.1.1 of the Heritage Impact Assessment which states that: "The proposed garage has been designed so that it is subservient to the scale and size of the

original dwelling. The proposed size of the garage will ensure that it does not become a more dominant feature of the site and detract from the appearance of the original dwelling as well as the Conservation Area”.

In particular, we would make the following points:

(1) The proposed structure is not “subservient” to the original single garage – it is much larger;

(2) The proposed structure is also much larger than [REDACTED]

(3) The proposed structure will be a significantly dominant feature of the site, as is apparent from visual representations 3 and 6 in the Elevations diagram. It will directly affect “views into and out of” the conservation area – [REDACTED] for instance, much, if any, of the land and bungalows behind the proposed structure [REDACTED]

(4) Accordingly, we consider that it will detract from the overall impression of the site, in particular its height.