

## PLANNING STATEMENT

### PROPOSED EXTENSION, ALTERATION AND REFURBISHMENT OF OUT LANE HEAD COTTAGE, OUT LANE, CHIPPING, PRESTON PR3 2NQ



#### 1. Introduction

- 1.1 This Planning Statement supports an application for planning permission for the extension, alteration and refurbishment of Out Lane End Cottage, Out Lane, Chipping.
- 1.2 The Statement is commensurate to the complexity of the case.

#### 2. The Character of the Site and its Surroundings

- 2.1 The application site comprises a large detached dwelling of stone construction under a stone tiled roof. Adjacent and immediately to the south-west of the main dwelling is a large detached garage with living accommodation above, which has recently been enlarged with a single storey timber clad box-like structure to the rear.
- 2.2 The site enjoys a rural location, within the open countryside and the Forest of Bowland Area of Outstanding Natural Beauty.

#### 3. Development Planning Policy

- 3.1 The following policies of the Ribble Valley Core Strategy are most relevant to the proposal:
  - DS2 Sustainable Development
  - EN2: Landscape

- DMG1: General Considerations
- DME2: Landscape and Townscape Protection
- DMH3: Dwellings in the Open Countryside and the AONB
- DMH5: Residential and Curtilage Extensions

3.2 Policy DS2 outlines a presumption in favour of sustainable development.

3.3 Policy EN2 seeks to protect conserve and enhance the landscape quality of the Forest of Bowland AONB.

3.4 Policy DMG1 outlines the Council's general design considerations. It explains that development must be of a high standard of design which considers key building in context principles and must be sympathetic in terms of scale, massing, style, features and building materials.

3.5 Policy DME2 directs that development will be refused which significantly harms important landscapes or landscape features.

3.6 Policy DMH5 simply explains that proposals to extend or alter a residential property must accord with policy DMG1.

#### **4. The Proposal**

4.1 The proposal includes the following elements:

- Contemporary glazed structure to link the house and detached building;
- Demolition and rebuilding of existing single storey rear extension to the detached annex building;
- Remodelling of rear elevation including the reconfiguration of the existing mono-pitch section which spans the full width of the rear of the dwelling along with the introduction of 4 no. dormers within the roof; and
- Associated internal alterations

4.2 A pre-application has previously been submitted relating to the remodelling of Out Lane Head Cottage. The response received from Laura Eastwood (13 August 2021) was primarily concerned with the erection of a solid structure linking the main dwelling with the annex building and the visual effect that would arise, with the two separate buildings merging into one very large mass.

4.3 This point of concern is fully accepted and understood. The submitted scheme proposes a glazed structure to link the main dwelling and the annex. The glazed link would be a very simple, contemporary structure, which would be recessed from the front elevation of the host dwelling. The simplicity of this structure and absence of solid walls would retain the sense of separation between the two buildings and avoid a merging of their

respective massing. It is essential that the glazed structure is two storey rather than single storey in order to link the master suite to the first floor of the main dwelling, where the applicants young children will be sleeping.



4.4 The introduction of the glazed link would have the positive effect of removing the tall wall which connects the two buildings, whilst the demolition of the single storey extension to the annex building would remove views of this taller structure behind it.



4.5 The single storey structure which has recently been added to the annex is of an ungainly design as its footpring does not sit 'square on' and does not follow the width of the annex building itself. The proposal includes the demolition of this structure and its replacement with a similar flat roof addition, but one which follows the side elevations and lines of the annex building itself. The visual effect would be much more coherent.



4.6 The proposal also includes the remodelling of the architecturally unremarkable rear elevation of the property. Two dormers would sit comfortably within a catslide roof which would be introduced to the south-western end of the dwelling. The existing lean-to roof would be remodelled for the remainder of the rear elevation and two dormers would sit directly above. Each of the four dormers would have a pitched roof. They would be set in a comfortable distance from the side elevations of the dwelling and they would sit well below its ridge. At ground floor level, the rear elevation is already extensively glazed. The large, unrefined, white UPVC patio doors and elongated windows would be replaced by three sets of modern aluminium bifolding or sliding doors, with much thinner frames.

## 5. Summary and Conclusions

- 5.1 The proposed scheme would refurbish the dwelling in a manner which is suitable for modern day living, whilst respecting and responding to its positive attributes and fixing the elements that work less well.
- 5.2 The glazed link has been sensitively designed in a manner which would have the effect of retaining a sense of separation between the main dwelling and the annex building. It would actually reduce the amount of solid built form between them, whilst the re-siting of the rear extension to the annex would also assist in this regard.
- 5.3 The rear elevation of the host dwelling is architecturally unremarkable. The introduction of a catslide roof to part of the roof along with the introduction of four well proportioned dormers and the replacement of large, unattractive white UPVC windows with high quality aluminium units with much thinner frames would respect the scale and form of the dwelling and improve the overall appearance of the rear elevation.
- 5.4 For the above reasons, it is asserted that the submitted scheme is well considered and sympathetically designed. The proposed extensions and alterations would respond positively to the character and appearance of the host dwelling and they would respect its setting within the AONB. Accordingly, it is advanced that the proposal complies with

the requirements of the development plan policies outlined within this Statement and that planning permission should be granted.