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DESIGN AND ACCESS STATEMENT CROW HILL COTTAGE, WORSTON, LANCASHIRE

Proposed single storey garden room extension to the rear

This statement has been written to support the resubmission for planning and listed building consent following the recent planning refusal (ref 3/2022/0263) and listed building consent refusal (ref 3/2022/0491) issued by Ribble Valley Borough Council on 26 July 2022.

The appellant is aggrieved with the decision particularly when the proposal is compared to the approved design in 2008 in the same location at the rear of the house. We set out our case for the appeal as follows :-

Reasons for refusal

The proposals are unduly prominent, incongruous and conspicuous and harmful to the special architectural and historic interest and setting of the listed building and the character and appearance of Worston Conservation Area because of extension size, location, form and materials and new fenestration size, form and location. This is contrary to Key Statement ENV5 and Policy DMG1 and DME4 of the Ribble Valley Core Strategy.

The proposals are unduly prominent, incongruous and conspicuous and harmful to the character of the Open Countryside because of extension size, location, form and materials. This is contrary to Key Statement ENV2 and Policy DMG1, DMH5 and DMG2 of the Ribble Valley Core Strategy.

Resubmission proposal

We have analysed the case officer's decision and the comments to support the two reasons for refusal which he has outlined within the delegated report and we address the key issues for this resubmission :-

The refusal report confirms that planning and listed building consent was granted in 2008 as described below.

3/2008/0238 - Demolition of 1970s rear glazed porch and construction of a larger replacement green oak porch to rear. PP granted 13/5/2008.

3/2008/0239 - Demolition of 1970s rear glazed porch and construction of a larger replacement green oak porch to rear. LBC granted 13/5/2008.

We demonstrate a new proposal which we believe is an improvement on the previously approved design and which offers a very simple standing seam zinc flat roof form which removes the pitched roof design from the scheme. There is already a lead rolled flat roof construction at the rear and this proposal shows the removal of this and the porch/windows to create the new extension as shown on the drawings. We are also retaining the existing windows to the side and rear which were previously proposed to be altered and adapted.

We highlight the point that our re-design has been produced to address the key statements in the delegated report for the refusal. For example :-

The submitted Heritage Statement identifies that "The north end of the house and its link to the former barn are late 20th century, and do not confer significance, but they are clearly subservient in size, and their position in relation to the more prominent historic components means that the latter remain dominant in most views" (6.1). However, the proposed extension is unduly prominent (public right of way), incongruous and conspicuous because of its size, location, form and materials. The proposal extends a subservient modern link between historic house and barn; the gable roof is out of alignment with the distinct descending series of historic and modern gable roofs (see photograph in Worston Conservation Area Appraisal) of the house and the fully glazed gable (reflective; illuminated) is discordant in respect to the solid : void ratio found within the building complex.

The extension has been designed to provide a modern distinct appearance using quality materials and retaining a very simplistic form which does not dominate or compromise the character of the listed building.

Currently the house has no connection to the garden area and the proposal will provide a space which complements the heritage of the house rather than attempting a pastiche style which would only add a further solid mass and offer no distinct evolution of the house. The case officer previously stated :-

The horizontally emphasised and 'wrap-around' form of the triple-light and size of the enlarged window to the north gable are also discordant and conspicuous features which draw the eye from the simple functional form and detail of the vernacular listed building.

The harm to the special architectural and historic interest and setting of the listed building does not include loss/alteration to irreplaceable historic fabric and is termed 'less than substantial'. The harm to the character and appearance of Worston Conservation Area is only partial in respect to the extent of this designated heritage asset and is termed 'less than substantial'. This harm is not outweighed by the public benefit of contractor employment (the applicant does not suggest any other public benefits for consideration).

We highlight the important point that the alterations as proposed are reduced to the extension only and internal wall removals which are all at the rear of the property and the alterations propose no planning harm to the existing building.

Access

The proposal improves the access into the garden area at the rear of the property. There are no amendments to any other access points

