



PROPOSED NEW DWELLING

AT

LAND AT 8 BROOKES LANE, WHALLEY

DESIGN, ACCESS AND HERITAGE STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 6194

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1.0 OVERVIEW

1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a full planning application for a new dwelling in land adjacent to No.8.

The applicant currently resides in No.8 which is becoming too large for his requirements. This proposal is designed to facilitate a bespoke new dwelling to assist with downsizing and future needs.

1.2 This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING

2.1 Figure 1 illustrates the location of the site which is a close distance north-east from Whalley centre. It is located on a Brookes Lane off Clitheroe Road. The lane serves a limited number of dwellings and is a cul-de-sac with no through vehicle route.

2.2 The site consists of a residential area serving No.8 and includes a detached garage building separate from the existing house. The existing house is one of three properties located to the south of Brookes Lane which are a of more modern building in contrast with the surrounding dwellings. No.8 benefits from two integral garages and driveway therefore making the detached garage redundant.

2.3 The site is sufficiently detached from No.8 and surrounded by mature trees which this application fully considers.



Fig 1. Google maps location.



Fig 2. Google maps streetview from Brookes Lane.

3.0 PRE-APPLICATION

3.1 A pre-application submission was made in December 2020 with a subsequent response provided dated 21st January 2021. The response listed the following item:

- The site lies within the settlement boundary and in principle residential development is acceptable here and would not conflict with policy DMG2 subject to an assessment against the other relevant core strategy policies and the material planning considerations.
- The site in which 8 Brookes lane lies is quite large and it is considered that it is comfortably able to accommodate the proposal without it appearing cramped or over dominant in the street scene. The materials used in the external surfaces of the development should be in keeping with number 8.
- As the replacement building will be a broadly similar scale to the garage it is not considered that it will have a harmful impact and the character of the area will be preserved in accordance with the duties under the Planning (Listed Buildings and Conservation Areas) Act.

4.0 PROPOSAL

4.1 Following the positive pre-application response a further review of the development and design have been progressed. The same basis to replace the existing garage with a new dwelling is retained with an updated design.

4.2 The new dwelling will be accessed from a new access point off Brookes Lane adjacent to the existing. The building will be positioned on a more forward building line than the existing dwelling due to the tapering nature of the site and consideration of the existing root protection areas of the trees.

4.3 The scheme provides a suitable dwelling with three bedrooms, associated living spaces and private amenities. To suit the applicants requirements, the scheme is designed with assisted living in mind, with wider doors and all the necessary facilities on the one-level, should it be required.

4.4 The external scale and palette of materials reflect No.8 utilising stone, render and slate as well as the variety on the street scene. The scale is a storey and a half bungalow with one bedroom at first floor level. The scale is significantly lower than the main ridge of No.8 and provides a hip roof profile with two gable features at differing heights.

4.5 Consideration has been provided to surrounding properties by introducing obscure glazing at first floor on the front elevation, all other windows will have little impact on the neighbouring dwellings.

5.0 HERITAGE STATEMENT

5.1 The site is located in the north perimeter of Whalley conservation area, a more recent addition to the area as illustrated in figure 3. The site is located adjacent to more traditional designated a Buildings of Townscape Merit to the north.

The site is clearly an infill section of land which has evolved with a number of modern dwellings to the south of Brookes Lane where the site is position. The site represents a consistent extension to this modern development envelope and the last opportunity to utilise the space.

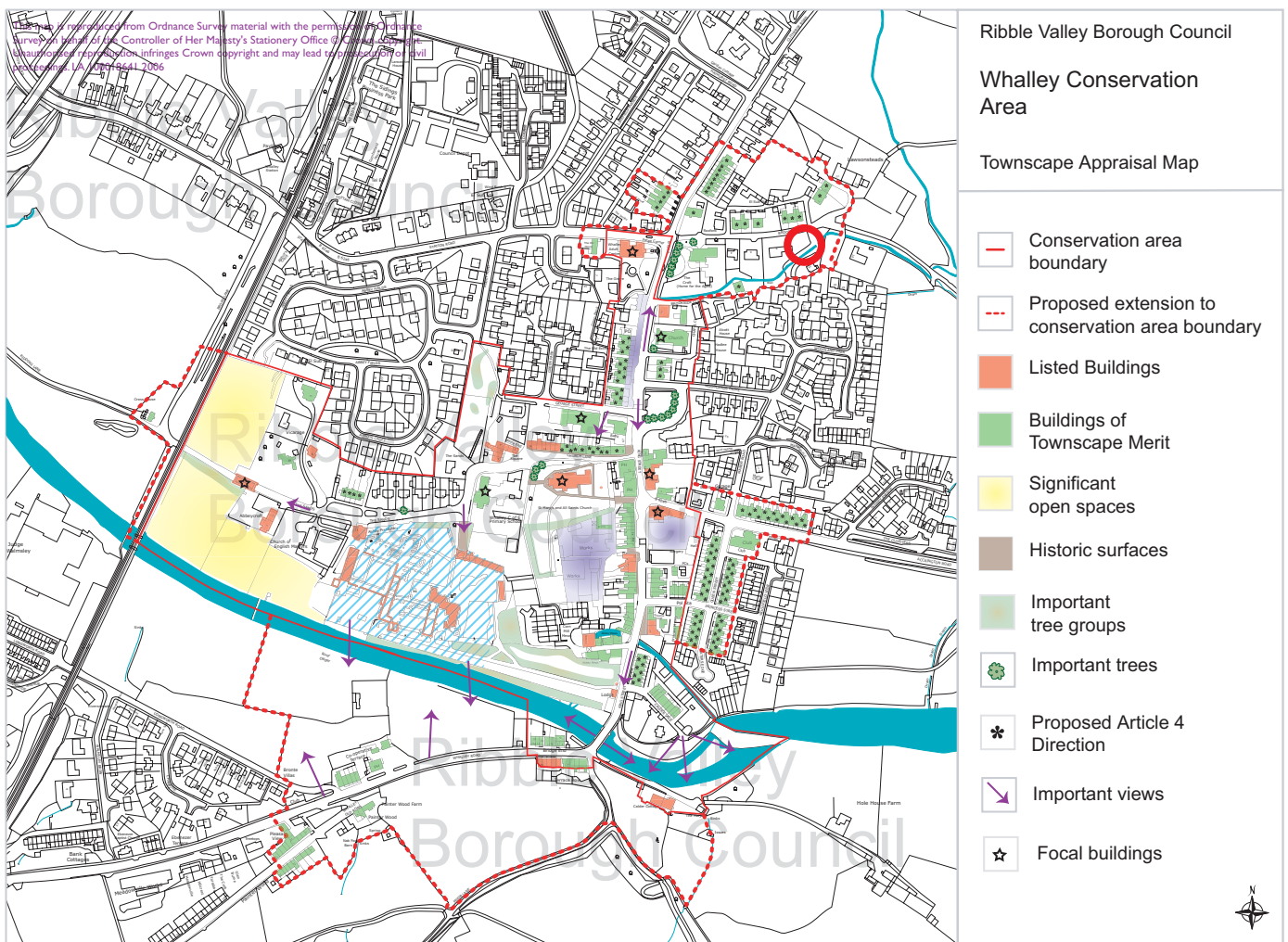


Fig 3. Whalley Conservation Area

The proposal represents a modern infill building with quality natural materials and details reflective of the surrounding area. The proposal has been designed to ensure there is no negative impact on the surrounding residential area through considered and quality design.

6.0 ACCESS

6.1 A new site access will be formed to the site which will be formed through the existing stone wall which will be retained where possible. It will provide two off street parking spaces with the same egress movement as No.8.

7.0 CONCLUSION

7.1 The scheme has been designed to sensitively reflect and adhere to the site allocation as well as the surrounding context within the village setting. The proposal provides a new high quality designed dwelling to meet the applicants and local demand in a sustainable location.

The design responds to the existing site topography and characteristics to provide a quality detailed development utilising traditional materials. The integration of pitched roofs and use of materials provides a unity with the surrounding area.

This submission is supported through consultant reports to ensure a complete and fully considered planning application.

