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STATEMENT TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION RESUBMISSION 10 MANOR ROAD, WHALLEY, LANCASHIRE

Following the refusal of the previous application this statement is written to highlight the amendments to the proposal which aim to resolve the reasons for the decision.

We have extracted the key paragraphs from the delegated report below and we clarify (in red text) the changes which have been made in order to assist with ensuring the revisions are deemed to be satisfactory to the authority.

The case officer's report included statements of concern as follows :-

Visual Amenity/External Appearance:

Paragraph 130 of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Furthermore, Policy DMG1 of the Ribble Valley Core Strategy states:

'All development 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 material...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

In this instance, the proposal involves the addition of a two storey garage structure which would stand at just over 5 metres in height meaning the roof ridge of the garage would be sited above the eaves of the host property. In addition, the garage's footprint would be offset to the footprint of the main dwelling therefore the proposed garage would be disruptive to the symmetry currently shared between the property and the existing detached garage.

The garage ridge height is 5m and 0.5m below the eaves of the host dwelling. The footprint remains as existing as the garage is to be redeveloped with a loft space. The eaves is raised 0.3m and the existing brick facings are shown as fully rendered. The roof has been re-designed as a gabled arrangement which matches the appearance of the house which has been reconstructed recently from a hipped arrangement to a gable end property.

Furthermore, the replacement single storey wrap around extension would incorporate a flat roof design which would be largely at odds with the pitched roof design recently installed on the property. In addition, the incorporation of large glazed openings and composite timber boarding to the front elevation of the proposed extension and the entire first floor level of the property would be entirely at odds with the brick and pebble dashed render elevations and casement style windows installed on neighbouring properties within the immediate locality.

The wrap around (replacement) extension now incorporates a mono pitch (hipped) roof design. The walls are fully rendered with a brick plinth and the glazing proportions amended.

Moreover, all of the above works and alterations would be read in concert with the largely unsympathetic hipped to gable roof conversion and rear dormer currently under construction at the property. It is proposed to clad the rear dormer in a standing seam zinc finish which would introduce another different material and finish, further exacerbating the visual impact.

The rear dormer is shown as clad with a grey composite boarding to blend with the concrete roof tiles of the main roof. This minimises any visual impact and is a more sympathetic solution.

As such, the cumulative visual impact of the two storey garage, single storey wrap around extension, reconfigured window fenestration and installation of composite timber boarding and zinc cladding would collectively read as an over bearing and unsympathetic modification of the host property, with the proposed works and previously approved works reading as a significant over development of the application site. Furthermore, all of the application property's elevations are viewable within the public realm therefore the visual impact of the proposed development would be pronounced.

The revisions demonstrate that the cumulative impact has been significantly reduced by virtue of retaining the garage in it's existing position and redeveloping the structure. The removal of timber boarding to the elevations to be replaced with a render finish and the continuation of a pitched and hipped mono pitch wrap around to the house at ground floor support this.

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