

## Statement of Environmental Impact.

Compiled by:

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Alterations and renovation work to:

1, Brights' Close, Newton in Bowland, Clitheroe, Lancashire, BB7 3EA

## The site/building.

The property was purchased on 31<sup>st</sup> May 2023 from previous owners Onward Homes Ltd, a housing association based in Manchester. The property had been rental and was in a relatively poor condition requiring investment.

The property is located within an adopted cul-de-sac which runs off the main road and is partially screened from the road by mature trees and bushes. It was built in 1952 as one of six dwellings on the eastern side of the village near to some newer houses and the village car park. An inspection by Ribble valley Borough Council for a planning application for the property dated 05/01/2011 reported that the property, "whilst located in the Conservation Area, is not identified within the Newton Conservation Area Appraisal (Conservation Studio 2006) as being of any particular merit or interest." As such it is unlikely to be considered as a heritage asset, however the property is located within the conservation area and has a listed building to the left so that the owner is endeavouring to ensure that the visual impact of the proposed work on the appearance and character of the setting would be positive.



## Proposed Development.

Planning application PP-12241009v1 Ribble Valley Borough Council.

Planning has been submitted as a request to build a single-story rear extension using the footprint of the existing conservatory and further connecting across the back of the house to the kitchen. This is

a uPVC framed conservatory which has a cavity brickwork base and a glazed roof. The buildings survey commissioned before purchase and carried out by Mortimers Chartered Building Surveyors showed evidence of water ingress at the junction between the two structures. It was noted that unusually, the conservatory has a timber floor which has settled and is below ground level. The proposed extension would remove the conservatory and rebuild as a solid structure across to link in with the existing kitchen as detailed in the plans submitted using more appropriate materials. Using the footprint of the existing conservatory in the form of a single-story extension across the back of the house would mean that the light would not be taken from neighbouring properties. The extension would not be visible from the front of the property as it terminates before the gable wall. The garden at the back of the house is surrounded by high hedges at the rear and left side so that the property is not visible to the house on the left side.



The two brick outbuildings to the side of the property were deemed to be in fair condition in the building survey. In consultation with the surveyor around the general state of the outbuildings he expressed concern that both buildings have asbestos roofs and are damp with rainwater ingress and have internal vegetation within both buildings. The planning request to demolish the buildings and build as a side extension boot and utility room would then make the footprint usable. Using like for like materials this would also enhance the visual aspect of both the property and the side garden, which would be cleared and replanted with the guidance of a local nursery. The asbestos roofs would be disposed of appropriately and a new roof using like for like materials linked to the main property. This would enhance the visual impact and appearance of the house when viewed from the front and side. All garden areas will be cleared as appropriate and replanted with salvaged and additional new planting which is in keeping with the gardens in the area.

At present the windows are all double-glazed uPVC white. Observation of windows materials and colour in Newton both on the close and the surrounding listed buildings do not seem to follow a consistent pattern and use of various colours and finishes are evident.



Windows in the property are of poor quality due to age with some blown glazing. In replacing them and any additional windows the aim would be to use a heritage design and colour pale grey to tone in with the render of the house. Heritage style roof lights in the proposed extension would allow natural light to ingress into the house reducing the need for artificial light. Blinds would be used at night to block light from shining through in what is a designated dark sky area.

Planning permission to re-render all elevations and out-buildings was sought and approved on 09/09/2019 (application number 3/2019/0624) by the previous owners. Permission had expired before the present purchase. The building survey brought up a large crack between the ground and first floor to the right side of the front of the property. This requires stitching across with crack ties before any cosmetic repairs. The cosmetic repair would cause unsightly focal points to the main frontage of the property, as would repair of other minor cracks. It was also noted in the building survey that the present render had been taken down to the ground level and should be cut back and terminated with proprietary drip mould to prevent damp and water ingress - there is evidence of internal damp to be dealt with. Re-rendering in a heritage grey water-resistant finish would not only form a solution to these issues but would enhance the overall appearance of the property and prevent future cracking of the surface.



## Conclusion.

It is noted that the property requiring planning application is not in need of a heritage assessment as defined by NPPF. There are however listed buildings and structures in the vicinity of the property and the owner does seek in submitting the application to ensure that the building alterations will not negatively impact on this Area Of Outstanding Beauty. The renovations and building work proposed will show no change to the build of the property as viewed from the front and should enhance the general appearance of the first property on the close named after John Bright, Quaker, Member of Parliament and leader of radical causes who is historically linked to Newton in Bowland.