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DESIGN AND ACCESS STATEMENT PROPOSED RESIDENTIAL REDEVELOPMENT AT 8 WALMSLEY BROW, BILLINGTON, WHALLEY



This statement is written to support the formal planning application following the conclusion of the pre-application enquiry for the redevelopment and extension of an existing bungalow into a pair of semi-detached dwellings and the new construction of an additional detached dwelling within the existing domestic curtilage of 8 Walmsley brow.

Site location

The site is an existing bungalow located on Walmsley brow, Billington within an established residential area. The bungalow is situated within a large plot with a front Garden of considerable size and extensive gardens to the south and west with an existing culvert that runs across the property and continues under the driveway. It has a railway to the west on the opposite side of the boundary which is raises up a large embankment. The garden incorporates mature trees, hedgerows and other natural

features. Access is directly off Walmsley Brow. The site is set down from Bank Cottages to the south and has an open aspect.

Pre-application enquiry summary

The pre-application response was received on 7 December 2023 and this formal application has been prepared on the basis of the advice contained within the report.

The conclusive paragraph stated :-

The proposal would be acceptable in principle in that it would lead to two additional houses within a Tier 1 settlement. Comments have been provided in respect of design, parking, residential amenity and trees/ecology which are considered key matters to address.

The case officer confirmed the level of information necessary to formally validate the application and to allow the authority to carry out a full assessment. This application therefore includes the following documentation :-

- ***Location Plan;***
- ***Existing and proposed site plans with dimensions to boundaries, parking and residential curtilage areas clearly marked;***
- ***Full Plans and Elevations including site levels and cross-sections;***
- ***Hard and Soft Landscaping Plans;***
- ***Drainage Strategy;***
- ***Ecological Appraisal;***
- ***Tree Survey and Arboricultural Impact Assessment; and***
- ***Details of Electric Vehicle Charging Points, cycle storage and bin collections.***

The key matters relating to the design and visual amenity of the proposal were contained within the pre-app response and this application has addressed all the issues accordingly. The case officer stated the following :-

In terms of design the site consists of a large detached modern dwelling and as such the proposal would blend in subject to details and materials. I do have reservations regarding the siting of the new dwelling as large, detached units can be difficult to achieve in terms of distances/parking and private amenity spaces.

Footpath 44 runs along Walmsley Brow to the East and views from this into the site need to be carefully considered.

The proposed dwelling needs to be of a similar size or reduced in scale to the existing dwelling (before the proposed extension) and either reflect those design features or adopt a more simplistic approach in terms of fenestration and elevations. The proposed flat roof extension to the front elevation of the existing property should be amended to a pitch roof in the interests of good design.

However, a single detached property of modern design and materials would in my view be appropriate in this location subject to privacy distances, reduction in windows/rooflights and adequate garden sizes.

Materials and design should reflect those of the existing adjacent dwelling to the north.

There are residential properties surrounding the site to the north, east and south boundaries which need to achieve the required privacy distances of 21m habitable room to habitable room and 13m from any habitable room to two storey blank gable (12m if single storey).

Proposal

The design proposal submitted has taken into account all the key statements from the pre-application enquiry. Plots 1 and 2 includes the redevelopment of the existing bungalow into two houses in a semi-detached arrangement with additional rear glazed gable extensions to the western elevation to increase the floor area. The overall height of the dwelling has been raised by 1.28m in order to create the volume for the first floor arrangement.

Plot 1 will have 3 bedrooms and plot 2 will have 4 bedrooms. Both houses have been created by subdividing the existing house and creating modest extensions to provide the accommodation as described. The external appearance has been amended in line with the pre-app response and the materiality of the extensions to match the existing property.

Plot 3 is a new detached dwelling, which will also accommodate 3 bedrooms and is located to the south of the curtilage set down approximately 3 meters from Bank cottages with a new landscaped retaining wall to be installed to the southern boundary. This dwelling has been reduced in size when compared to the pre-application design and retains an L shaped footprint with the principle elevation to the East, 21 meters away from the adjacent neighbouring property located on Walmsley brow. The house has a glazed gable facing west at the rear in similar fashion to the semi-detached dwellings which incorporates kitchen bi-folds facing into the garden area.

The materiality of this proposal is to be in keeping with the existing bungalow which includes red brick, brown painted UPVC window frames and a concrete tile finish to the roof.

The overall site layout has been developed following the completion of a topographical survey and the arboricultural report which are included in the application documentation. Careful consideration has been given to maintain access to the existing culvert and how the hard and soft landscaping is arranged around the properties. Each house has 3 parking spaces and the garden areas have been subdivided in an appropriate layout which respects the site topography and features.

The landscaping plan shows mitigation planting features to compensate for the loss of the young sycamore tree as demonstrated on the plans.

Planning policy

The Development Strategy for the Borough, as embodied within Key Statement DS1 of the Core Strategy, aims to steer development towards the most sustainable locations in the borough, which are the specified strategic site, principal settlements and Tier 1 Villages. Billington is identified in DS1 as a Tier 1 Village. As such the principle of introducing additional housing on the site accords with the development strategy.

Key Statement DMI2 and Policy DMG3 of the Core Strategy requires considerable weight to be attached to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. The site is located in a residential area of Billington on an existing estate and the settlement of Billington is served by public transport along the main bus routes on Whalley Road. As such the principle of housing on the site accords with Key Statement DMI2 and Policy DMG3 as it would be sustainably located.

In respect of this matter, it is considered that the principle of the development of the site, notwithstanding other development management considerations, is considered to be in broad

alignment with the spatial vision for the borough as embodied in both policy DMG2 and the key statement DS1.

Access and parking provision

The existing vehicular access into the site is located off Walmsley Brow (Unclassified U22828) via Longworth Road (unclassified U22827). Public Footpath 44 also runs along Walmsley Brow.

The amount of parking for the existing dwelling and to facilitate the new dwellings demonstrates 3 parking spaces for each property. Provision for electric car parking points and cycle provision is also shown on the site plan.



This statement is supported by the following drawings and documentation :-

Pre-application statement

Location plan

Existing site plan

Proposed site plan

Landscaping plan

Proposed floor plans

Proposed elevations

Street context sectional elevation

Ecology report

Tree survey and arboricultural impact report

Topographical survey

Drainage strategy