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SUPPORTING DESIGN & ACCESS STATEMENT PROPOSED NEW DWELLING AT 94 RIBCHESTER ROAD, CLAYTON LE DALE

This statement is written to support the application for formal planning approval following the withdrawal of the most recent application (ref 3/3023/1010) for the approval of reserved matters from the outline planning approval in 2018 (ref 3/2022/0457). The application has also been prepared following an appeal decision related to a previous application (3/2023/0059).

Site location

The application relates to a plot of land within the settlement boundary of Wilpshire. The site comprises a vacant parcel of land with a clearly redundant random stone outbuilding fronting Ribchester Road. This building adjoins a row of cottages to the east. In general terms, the area is predominantly residential and characterized by various forms of ribbon development along Ribchester Road, featuring detached, semi-detached dwellings of mixed design, roof profile and materials. There is an existing vehicular access to the site from Ribchester Road.

Pre – application

The design has been produced following a previous planning refusal and appeal decision in 2022 (ref APP/T2350/W/23/3321409 and the liaisons with the case officer during the latest application which was withdrawn. Both the appeal and subsequent comments from the case officer have informed this re-design and submission.

Advice was received which remarked upon the Planning Inspectorate comments and this has instigated this formal application and the overall scale, mass and appearance of the new dwelling. The relevant comments were as follows :-

With regards to the appearance, layout and scale the proposed dwelling would need to reflect the existing characteristics of the terraced cottages in terms of roofscape and window details the large windows to the rear and pitched dormers to the front should be removed and the large floor to ceilings windows reduced.

The small window serving the garage on the south elevation should be the same as the technical room and bedroom ones with the long window serving the stairs removed. The rear bedroom window should be simplified into one large window.

The rooflight or the window to the wardrobe should be removed. The proposed materials are very modern and do not reflect this element of the local area with white K rend and concrete roofs. This should reflect the cottages or the detached dwelling no. 102. As it stands this proposal introduces a different style of development at odds with the older cottages and the imposing style of no. 102 with its imposing height, brickwork features, stone bay windows and head and calls. I would suggest a true two storey detached dwelling with stone heads and calls and detailing (could some of the stone from the outbuilding be reused?) would be a more appropriate design solution similar to the 2018 permission rather than a dormer bungalow.

It is noted that most of the cottages have up windows and therefore these would be acceptable, however, you may wish to consider aluminium frames for a more modern design.

In particular the Inspector has drawn attention to pronounced eaves and verge details – these need to be kept as simple as possible. The dominant roof form and top-heavy roof need to be addressed whilst the varying window openings and absence of sills lintels and other embellishments need to be considered. The Inspector also draws your attention to the introduction of brick or stone in order to soften the white render. None of these issues have been addressed.

As the previously submitted heritage and bat reports submitted with the 2018 application are out of date these should be updated and submitted with any future applications to enable a full assessment to be carried out. Whilst the 2018 permission established the principle of a new dwelling and demolition of the barn that should be further considered in light of current policies and requirements.

I would suggest that you amend the proposal according or ideally withdraw and re-submit a full application so we can move forward

Proposal

The proposal therefore continues to demonstrate a new 4 bedroom two storey detached dwelling following the demolition of the redundant outbuilding attached to 94 Ribchester Road.

The applicant has agreed a contract with ‘Dan Wood Homes’ who specialise in self build houses based in the North West of England. The company email address is - sales@dan-wood.com

Through detailed discussions with the specialist company the scale, mass and appearance of the house remains similar to the design from the outline approval in 2018. The position within the curtilage replicates the original arrangement.

The external materiality is a mix of facing brick work and render and has an overall traditional appearance. The detailing on the house respects the comments as above and sits in the street scene as an infill plot between the cottages to the south and the detached dwelling to the north.

The house will be a structural timber frame developed on the latest eco principles and approaching Passivhaus standards with a solar pv arrangement on the front roof slope

Access

The proposed site layout demonstrates access into the site to service both the new dwelling and the existing dwelling (94 Ribchester Road) following the demolition of the existing outbuilding.

The access will be constructed in strict accordance with the Highways consultation letter dated 14 March 2019 which highlights the requirement of the owner to enter into a section 278 agreement (adoptable standard).

6m radius kerbs create the entrance into the site which will be surfaced in macadam up to a distance of 5m from the edge of the highway boundary.

Within the boundaries of the site the vehicular movement and parking is shown on the proposed site plan for both the dwellings which use the access.

Visibility splays are shown on the plan also.

Appearance

The new dwelling will be a two storey construction with an attached single garage respecting the fact that a two storey detached dwelling was previously approved under planning reference 3/2018/1116. The proposal shows a property with brick and render facades, a principle entrance fronting the highway.

The house is gable ended with blank gables and a traditional overall appearance. The windows have stone features.

Solar PV is positioned on the roof scape fronting the highway either side of the feature gable.

The street elevation submitted with the application shows the house relationship with the neighbouring properties.

Landscaping

The site has a frontage to the highway which will have a new low stone wall to a maximum height of 1m in reclaimed stone from the outbuilding demolition.

The existing hedge to the western boundary is to be removed as it is in very poor condition and the existing stone wall will remain.

The boundary to the field to the northern edge has a low stone wall which is to be retained.

Within the site the house will have stone pavings to the perimeter with lawned areas and border planting.

The surface from the macadam entrance strip will be a compacted gravel which will provide access for cars at the rear.

Layout and scale

The footprint area of the property is similar to the previously approved house in 2018 as stated previously.

The street elevation demonstrates the sympathetic height relationship with the neighbouring properties. The house is positioned within the site as per the previously approved design in 2018 which allows for cars to access the garage around the northern side of the property.

Refer to the following application documents drawings

Heritage statement

Bat survey

Location plan

Existing site plan

Proposed site plan

Proposed floor plans

Proposed elevations

Street context elevation

Construction site plan

Construction method statement

Highways consultation letter (14/03/2019)