

BUCKLEY DENE



planning, design and
access report

july 2024

BUCKLEY DENE

1 INTRODUCTION



1.1 This planning application has been prepared by Stanton Andrews Architects on behalf of the applicants for alterations and extensions to :-

Buckley Dene
Preston Road, Ribchester, PR3 3YD

1.2 APPLICATION

"Remodelling and extensions to existing dwelling".

1.3 The application should be read in conjunction with:-

- 2332 ex00b location plan
- 2332 ex01b existing site plan
- 2332 ex02b existing plans
- 2332 ex03b existing elevations
- 2332 PL01c proposed site plan
- 2332 PL02d proposed plans
- 2332 PL03c proposed NE and NW elevations
- 2332 PL04c proposed SE and SW elevations
- 2332 BNG01b biodiversity net gain exemption
- Preliminary bat roost assessment report

1.4 Our clients would like to remodel and extend the existing property at Buckley Dene, ensuring it is fit for modern living standards. They do not wish to demolish the existing house and replace it.

Our clients wanted Stanton Andrews Architects to consider the following :-

- Address the poor internal layout and confused circulation
- Connect the bedrooms together to better support family living
- Address the dark character of the dwelling by improving the connection to the garden and wider views of the countryside beyond
- Provide a generous family room with connection to the garden
- Address the issues with the existing first floor accommodation

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2 EXISTING HOUSE AND SITE

2.1 EXISTING DWELLING

Buckley Dene is a detached bungalow with a limited first floor area (restricted head height).

The existing property has a dark character with a lack of connection to the garden and wider views of the countryside beyond.

Circulation in the property is poor with several rooms serving as thoroughfares to other rooms. The master bedroom is located beside the main entrance, with access under the staircase.

A previous extension provides further bedroom accommodation, a utility room and WC which is accessed via the kitchen.

The first floor accommodation with a small dormer on the north east elevation is compromised due to a lack of head height and can only realistically be considered to be storage.

The existing external appearance is confused with a mixture of stone types and treatments, with areas of render.

2.2 EXISTING AREAS AND VOLUMES

external footprint area 254 m²

volume 1112 m³

2.3 EXISTING SITE

Buckley Dene is to the North West of the village of Ribchester. The area is mainly characterised by stone and render houses, though there are also a number of 'contemporary' designed properties with large glazing fenestration and timber cladding. To the left are examples of local precedents.

To the South of the dwelling there is an outbuilding and adjoining field. They are disconnected from the dwelling due by a hedge and access track.

The site can be accessed from two entrances to the North of the site via a private lane accessed via Preston Road. The parking area is on the North West corner of the site.

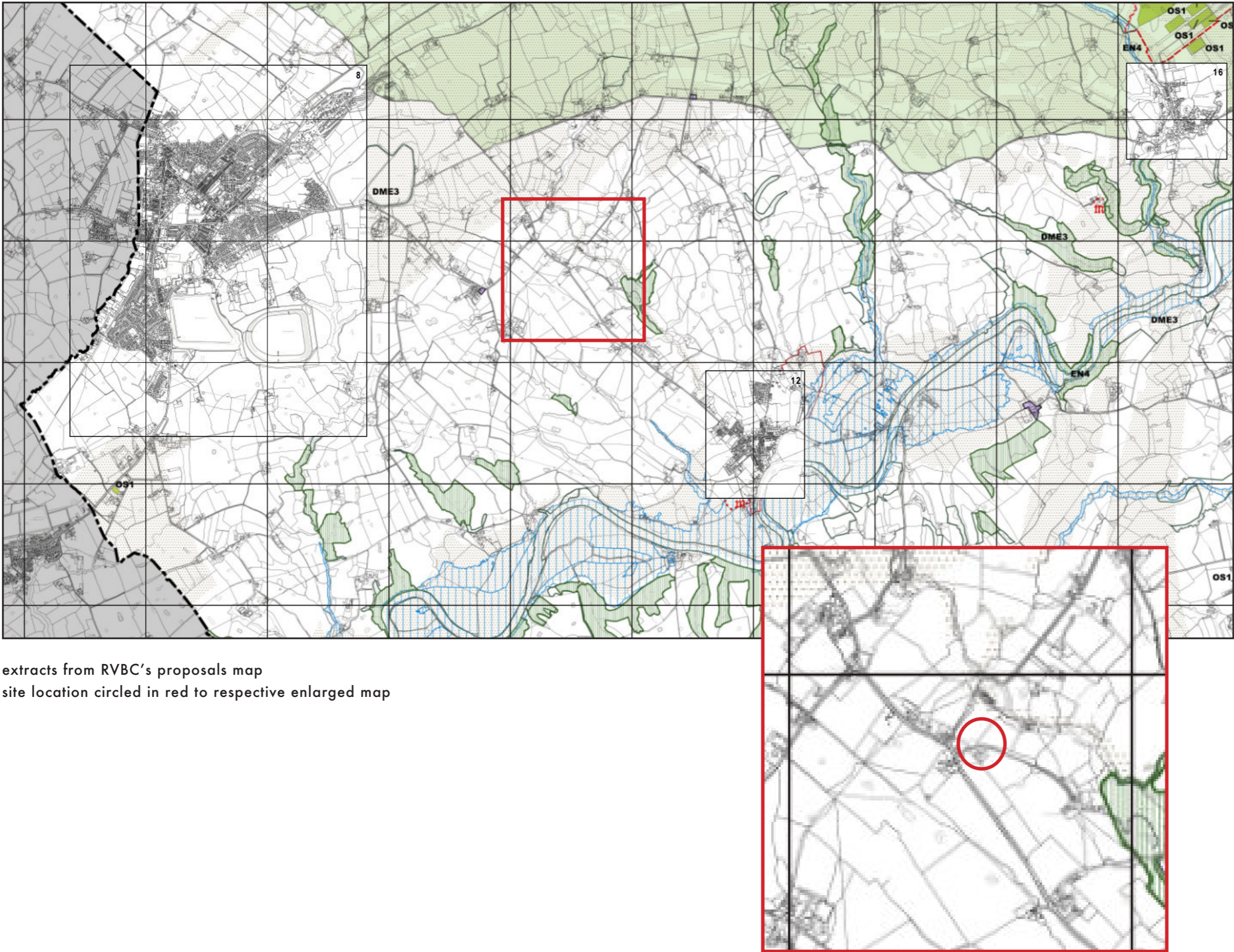
The site is relatively level but does slope down towards the North East resulting in an approximate 1.5m change in level. Due to the site being at a elevated level it offers impressive views across the surrounding countryside.



examples of local precedents

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3 PLANNING



extracts from RVBC's proposals map
site location circled in red to respective enlarged map

3.1 Ribble Valley Borough Council's Local Plan confirms that Buckley Dene is located outside of any defined settlement limits and is within open countryside.

The Local Plan notes the following policies:

- | | |
|------|--|
| DMG1 | general considerations |
| DMG2 | strategic considerations |
| DME2 | landscape and townscape protection |
| DME3 | site and species protection and conservation |
| DMH5 | residential and curtilage extensions |
| EN2 | landscape |

3.2 Public Footpath FP0335043 runs along the access road to the north of the site, this has been fully considered and no changes have been made that would impact upon the right of way.

3.3 PLANNING HISTORY

- 3/1992/0386- Loft conversion with dormer extension (approved)
- 3/1986/0724 - Extension to form kitchen, utility and study (approved)
- 3/1983/0125 - Lounge and garage extension (approved)
- 4/6/1605 - Bungalow (approved)
- 4/6/1477 - Site plan of bungalow (approved)



pre-application scheme

4 PRE - APPLICATION ENQUIRY

4.1 A pre-application enquiry was submitted on the 16.10.2023.

4.2 RVBC's pre-application response ref.RV/2023/ENQ/00065, dated 12.12.2023.

4.3 The pre-application response noted that *'the principle of the proposal is considered acceptable'*.

It highlights that the existing dwelling is *'lacking in any real architectural merit or visual similarity with the surrounding vernacular'*.

It is stated that *'it is not anticipated that the proposed alterations would have any significant adverse impact upon the residential amenities of the area.'* This is due to the dwelling being well screened and sited a sufficient distance away from the nearest neighbouring dwelling.

4.4 The pre-application response stated *'there are concerns that the overall architectural language and articulation of the dwelling fails to respond positively to the inherent character of the immediate area.'* In regards to this it highlights the following matters :-

- i. *'The proposed incorporation of a large and visually prominent chimney'*
- ii. *'Large elements of modern glazed fenestration'*
- iii. *'Timber cladding'*.

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5 PRE - APPLICATION RESPONSE

5.1 A full planning application was submitted on the 29.04.2024. This application aimed to fully address the concerns raised in the Council's pre-application response (see section 4). The amendments included the following:-

- i. Large prominent chimney
The chimney on the principal elevation was removed in favour of retaining the existing chimney to the dwelling.
- ii. Large modern glazing fenestration
The large modern triangular and corner glazing fenestration that were proposed to the existing dwelling were removed in favour of the existing openings being retained and re-glazed.

The proposal submitted for planning showed a significant reduction in glazed fenestration to the North West and North East elevations, visible from the driveway.

- iii. Timber cladding
The proposal of over cladding the existing dwelling in timber, shown in the pre-application, was removed and the existing elevation treatment retained. This reduced the impact on the existing and ensured the proposal was in keeping with the surrounding vernacular.

Timber cladding was restrained to the single storey extensions and as a detail at first floor.

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6 PLANNING RESPONSE

6.1 Ribble Valley Borough Council issued a decision notice of refusal, ref. 3/2024/0041, dated 16.07.2024.

6.2 The delegated decision report notes that *'the proposed development, by virtue of the design and external appearance, would result in the introduction of a new dwelling of an overtly complex and suburban character which would be unsympathetic to its rural surroundings.'* It highlights the following matters :-

i. Timber cladding

'The addition of timber cladding, when read in context with the overall design of the proposal, would appear overly contemporary and out of keeping with the simple design that many rural buildings depict.'

ii. Roof scape

'The proposed development would incorporate a varied range of roof forms, including a twin reverse gable principal elevation and numerous flat roof elements of differing heights, resulting in a cluttered and largely illegible roof scape'



previous planning scheme



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7 PROPOSED



7.1 The current proposal aims to address the concerns of the council raised in both the pre-application advice and delegated decision report including:-

- Glazed fenestration
- Large prominent chimney
- Timber cladding
- Roof scape

This proposal was presented to Lucy Walker, as planning officer assigned to application 3/2024/0041, via email dated 23.07.2024 for informal feedback following the amendments. The response was as follows:-

'The attached visualisation appears to be an improvement to that previously submitted and is likely something we could support should a new application be submitted.'

7.2 DESIGN CONCEPT

The previous extension to the East (of substandard construction) is to be removed and the existing hipped roof is to be replaced with a traditional pitched roof in keeping with the local vernacular.

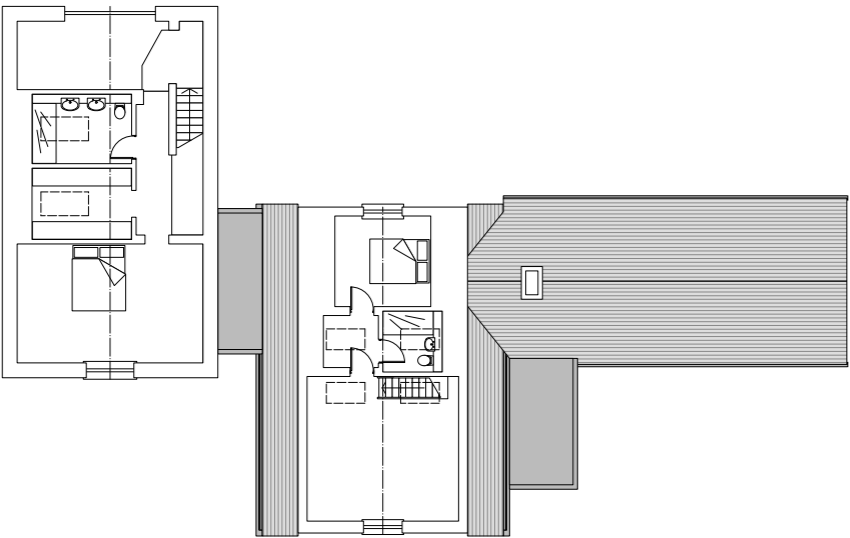
A new extension will create an open and inviting family room that connects the house to the gardens and countryside beyond. This will be connected into the existing house via a single storey link. The detailing of the link will match the proposed porch creating a defined covered entrance to the property. These elements are kept single storey with leaded roof detailing to reduce the visual impact.

7.3 USE

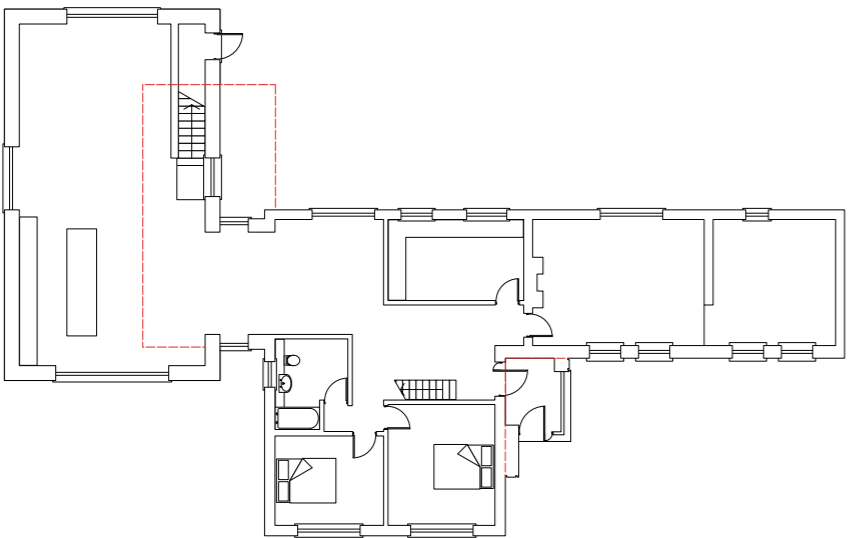
The use of the building is unaffected by the application and will remain a dwelling.



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first floor plan



ground floor plan

7.4 LAYOUT

The ground floor layout within the existing dwelling remains largely unchanged. The porch area leads you into the hallway at the centre of the plan. The existing store and office is converted into a utility room and the existing kitchen is opened up creating access to the proposed kitchen/family room.

Above the family room is the proposed master suite with an en suite, dressing and master bedroom.

The roof alterations to the existing house improve the usable head height within the first floor area of the existing dwelling, creating the space for a guest bedroom, en suite and office.

7.5 APPEARANCE

The materials and detailing used across the proposal are to be in keeping with the existing dwelling and neighbouring properties.

The principal elevation is re-presented as twin gables with matching pitch and detailing. The gable on the existing dwelling will be rendered to match the existing South East elevation, whilst new additions will be faced in natural stone.

The extension is set back as to appear subservient, and hidden behind the existing dwelling upon approach.

The proposed single storey link and porch have flat leaded roofs, referencing detailing present on the neighbouring properties (see section 2).

Most of the existing openings are retained, however, the bay windows to the lounge and playroom will be replaced by more modest windows, in keeping with the local vernacular.

7.6 ACCESS / PARKING

Site access and parking will be unaffected by the proposals.

7.7 ENDANGERED SPECIES

A preliminary bat roost assessment report accompanies this application. This found:-

- i. no evidence of roosting bats
- ii. observed no bats
- iii. property had negligible roosting potential

The report concludes that no further survey work was deemed appropriate and considered that the proposals would not be in breach of the Conservation (Natural Habitats, etc) Regulations 1994, therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

7.8 PROPOSED AREA AND VOLUMES

A breakdown of the proposed areas are as follows:-

existing external area	254 m ²
proposed external area	326 m ² (28% increase)

A breakdown of the proposed volumes are as follows:-

existing	1112 m ³
proposed	1398 m ³ (25% increase)

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8 CONCLUSION



The current proposal has been prepared following detailed consideration of the pre-application advice, delegated decision report, and discussions with the Council.

The proposed design seeks to be sympathetic and respectful to the existing house and its setting.

The materials and detailing chosen look to increase the visual similarity to the local vernacular and rural surroundings, as requested by RVBC.

The area and volume assessments comparing the proposals to the existing house demonstrate no more than 33% increase, as per guidance provided for dwellings in the open countryside within by RVBC's Supplementary Planning Guidance for 'Extensions and Alterations to Dwellings'.