

1 to 7 Picture House Apartments, George Street, Whalley, BB7 9TH

Planning Application Reference 3/2024/1016

Position Statement

Purpose

The purpose of this note is not set out a concise summary of our understanding of the current planning position of this application, to support your consideration of these matters, ahead of the next planning committee meeting.

Summary of Key Issues

The applicant is mindful of the fact that some of the works undertaken on site are not fully compliant with the original approval and you and I are very aware of the difficulties caused and appreciates the ongoing engagement with officers.

Committee (13th March 2025) deferred the determination of this application to enable these issues to be explored further and you and I have had email exchanges accordingly.

Below is a summarised position statement in table form which may be helpful. This also clearly identifies drawings that are to be formally submitted as updates to the application and those drawings that are now superseded. A full schedule of drawings is attached for completeness.

	Matter	Applicant's Response	Comments
1.	Screening to Rear Terrace.	A synthetic hedge to be erected around the balcony edge and from ground level. For illustrative purposes visuals are provided: x 2 - Balcony and from Ground Level Drawing Numbers: 2232-1M-001 2232-101 AB1; 102 AB1; 103AB1; 301 AB1. Supersedes 101; 102; 103 & 301	Synthetic planting is to be erected around the balcony edge attached to the substantial screening feature (planter box) already in place. We have extended this planting up the stairs from ground floor to the balcony which will add verticality and break up the extent of render. This planting is widely used and provides effective screening all year round and is low maintenance. No material weight increase to structural roof. This approach removes any potential for overlooking of properties to the rear from the balcony.
2.	Rear Open Staircase.	Vertical larch-wood cladding, as per original consent to prevent overlooking. For illustrative purposes visuals are provided: x 2 - Balcony and from Ground Level.	The officers' suggestions have been considered by the design team and the engineers. A fully enclosed stairway is not achievable due to fire safety issues. Unrestricted access

		<p>Revised drawings: 2232-101AB1; 2232-102AB1; 2232-103AB1; 2232-301AB1. Supersedes: 2232-101; 102; ; 103 & 301</p>	<p>required to the installed fire hydrant. Therefore, the decision was made to move back to the original design. Critically, this approach secures the screening required to protect residential amenity officers raised as a key issue.</p>
3.	Appropriateness of uPVC Window Replacements.	<p>uPVC to be retained as per drawings. Grey colour to match roof slates and complement black ground floor retail shops. Revised Drawing: 2232-300 AB1 (including existing colour specification RAL 7016 Anthracite Grey). Supersedes: 2232-300</p>	<p>Original uPVC windows fitted during 1986 retail showroom refurbishment undertaken by Ingham's Builders, Clitheroe. The windows (design and finish) are considered appropriate in this location/context. Choice of uPVC material was driven largely by technical advice to maximise thermal performance and in design terms screen the floor levels which cross these openings. The grey colour (RAL 7016 Anthracite Grey) matches the grey slate roof and complements the black ground floor units. Any replacement costly, disruptive and unnecessary for the existing residents and neighbours. Any change to the colour or finish is not considered necessary. However, if considered essential the applicant would accept appropriately worded conditions to this effect.</p>
4.	Front Dormer Cladding.	<p>Cladding to be retained. Grey colour as above considered appropriate. Revised Drawing: 2232-300 – AB1 (including existing colour specification RAL 7016 Anthracite Grey). Supersedes 2232-300</p>	<p>Choice of aluminium cladding material is based not only on appearance and finish. But also, on technical advice and fire safety. The design change was because of the need for fire resistant distance between the two apartments and enabled internal design to be approved. We consider there is limited difference visually or aesthetically.</p>

			Dormer external design amendment improved internal layout. As with the uPVC windows, if Members consider a different colour/finish to be inappropriate then presumably a colour finish can be agreed by condition.
5.	Rear Lighting Scheme.	Amended. Kosnic Blanca fittings with eyelid light-deflector option. Specification to be provided.	The rear lighting scheme is to be retained but we highlight that these lights are motion activated and not therefore permanently illuminated. Light deflector eyelids to be fitted which have the effect of turning these into downlighters and further limit the potential for light spill.
6.	Other Matters.	<ul style="list-style-type: none"> • Cycle Store repositioned. • Bin Store retained. • Roller Shutter Door retained. • EV Charging Points x 2. Revised Drawing: 2232-100 AB1. Retained rear boundary wall on original foundation. Revised Drawings: 2232-410cC; 2232-100 AB1. Superseded Drawings 2232-410 & 100	This will be retained inside the building as submitted to improve security and ease of access. Bin Store: RVBC confirmed no further information is required. Roller Shutter: RVBC confirmed no further information is required. EVCP: Expert/qualified advice received on limited grid-load capability. There is no development plan requirement for 1 EV Charging Point per dwelling. Rear wall: Wrongly described as re-positioned. New wall has been built on original foundations. More secure with better access.

Other Benefits

The focus of discussions has been to ensure the best design is achieved and that the amenity of adjacent residents is protected. There are also other benefits that must be weighed into the planning balance.

As well as securing the future of the building, the development also delivers (Source: House Builders Federation Calculator).

7 new homes in sustainable location.

Total investment circa £2.3 million.

Employment of approximately 80 to 100 full and part-time contractors during construction.

Ongoing maintenance workers circa 10 contractors retained.

Circa £15,000 per year Council Tax Revenue.

Conclusion

Ahead of committee we respectfully request that the revised drawings are formally uploaded as part of the application and together with other information provided, we consider constitutes the application for determination.

The applicant has actively listened to officers and comments received and worked to incorporate as many amendments as possible, whilst maintaining integrity of the design and avoiding disruption for the existing tenants.

We believe this is a quality scheme which enhances the street scene in accordance with policies and RVBC Core Strategy DS1; DS2; EN5; EC1 and DM12. Also, Policies DMG1; DMG2; DMG3 and DME4 and that the measures proposed will protect residential amenity.

This was reinforced at Committee on 13 March by Councillors Horkin MBE, O'Rourke, Brown and Street who commented on the major improvements visually to the street scene with Councillor Horkin MBE describing the building as "stunning".

As outlined above, this major investment providing seven new quality residential units in a sustainable location and the boost to confidence it will give to Whalley as an attractive place to live and work is entirely in line with the above-stated policies and wider Government objectives to significantly boost the supply of homes in sustainable locations (NPPF para 61).

Whilst we acknowledge and regret these matters are being dealt with retrospectively, we trust that officers can reconsider their recommendation and enable this matter to move forward positively.

Schedule of Drawings and Documents

Cover Letter

Fee (paid)

Forms and Documents:

Completed and signed application forms

Revised Planning and Design Statement

Heritage Statement Addendum

Noise Report - Martin Environmental Solutions Ltd

Applicant's uPVC survey

Lighting Statement Lighting photographs 2232-804

Velux window detail images

Proposed materials sample images

Window detail images

Optima specification

Sound attenuation vent details

Drawings:

Location plan 21-1004

Site Plan Proposed ground floor plan 2232-100AB1

First floor plan 2232-101AB1

Second floor plan 2232-102AB1

Third floor plan 2232-103AB1

Roof plan 2232-104AB1

Front and car park elevations 2232-300AB1

King Street side and rear elevations 2232-301AB1

First floor terrace and stairs in three layouts 2232-401C

Boundary wall details and elevations 2232-401C

Lighting layout 2232-801; 802 & 803

The following drawings are superceded: 2232-100; 101; 102; 103; 104; 300; 301; 401 & 410.

For Illustrative Purposes:

Two visuals of balcony planting, balcony and ground level Drawing Number: 2232-IM-001.

Information Note: Comparison of zinc and aluminium performance