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Marathon House
The Sidings Business Park
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Lancashire
BB7 9SE
17 March 2025

DESIGN AND ACCESS STATEMENT

PROPOSED REPLACEMENT DWELLING AT GLENDENE, BARKER LANE, MELLOR



This statement is written to support the formal planning application for the construction of a replacement detached dwelling and extension of the existing residential curtilage at Glendene following the conclusion of a pre-application enquiry in May 2024

Site location

Glendene is a traditional detached two storey property on a sloping site at the southern end of a row of properties on the west side of Barker Lane. The property has a detached double garage with access from Barker Lane. The site is outside the settlement boundary (although it is in an established residential area) in the Local Plan and is within the Greenbelt. It has an open aspect to the south with views across to Blackburn.

The house is in poor condition and the client is keen to create new family home which will meet their evolving needs. Access is directly off Barker Lane with parking at the front of the property. The house has open views to the south and west across the fields. The principle elevation faces Barker Lane. The property is set down from the neighbouring house (Hillside) to the north.

Planning history

Pre-application enquiry – ref RV/2024/ENQ/00001 – dated 1 May 2024. (Response included in this application)

Approval – ref 3/2013/0721 -Proposed detached dwelling house with integral garage following demolition of existing including external works and access.

The proposal was not implemented.

Appeal Ref: APP/T2350/W/16/3164118 30 Barker Lane, Blackburn BB2 7ED

Relevant recent appeal decision for a nearby address on Barker Lane which allowed the construction of two new dwellings to replace one existing dwelling.

Proposal

This design proposal again demonstrates a new replacement dwelling following the demolition of Glendene with a principal elevation to Barker Lane and a small extension of the residential curtilage. The applicant has provided a personal

The design has evolved following the pre-application enquiry in conjunction with discussions with the applicant. It was important to ensure this formal proposal respects the comments received in the pre-application response and addresses the key criteria highlighted. The level of information produced is on the basis of the information provided in the officer's report.

The case officer produced a detailed response which highlighted matters of impact on the immediate area and residential amenity. The conclusive statement said :-

For the reasons discussed above the proposal could be an acceptable form of development which accords with national and local planning policy subject to the changes suggested and acceptance of the proposed volume increase. The scale, massing and design of the proposed development does appear appropriate in the street scene in principle, subject to further details on the materials palette and any changes to the site/finished floor levels which would need to be submitted for consideration. The appeal decision for Barker Lane is not considered to be directly comparable with this case due the appeal site being located further south at the Blackburn/urban end of Barker Lane. In that case, the site's proximity to the built development of Blackburn was considered to be a key material 4 consideration and therefore this in itself does not carry much weight. In any event, subject to additional information being subject and found satisfactory then there is not envisaged to be an unacceptable impact on residential amenity, highway safety, drainage or ecology subject to appropriate conditions.

The design is again of an appropriate scale and mass to other properties in the area and with regard to the planning policies for developments of this type in greenbelt designations it's relevant to point out that the volume increase when compared to the existing dwelling, garage and outbuildings is as per the pre-application enquiry design. The existing house and garage has an overall volume of 385 m³. The proposed house with the attached garage included has an overall volume of 740 m³. An assessment of the comparative mass of the existing and the proposed shows, that despite the significant volume increase, the impact is negligible.

The house is two storeys with an attached garage to the north side and large areas of glazing to the south and west aspects which will maximise the potential of the open views.

The proposal carefully considers the impact of the new house on the residential amenity of the neighbouring property to the north. Close inspection of the street scene elevation and sections produced demonstrate the levels and how the house is set down from the adjacent property. This has been produced in association with the information on the topographical survey which accompanies this application.

An important matter was the extent of the residential curtilage. Following a review of the proposal it is apparent that the domestic site area applied for in this formal application is extremely modest when compared to the pre-app site plan. The boundaries will include close boarded fencing and post and rail type fencing along with shrubbery planting and lawned areas.

A study of the proposed location within the plot also shows how the house does not impact the neighbour by virtue of its relationship with the boundaries and the natural topography of the site.

This is supported by the site section drawings submitted which demonstrates the site levels compared to Hillside which is located immediately to the north of Glendene. The sections also show the profile comparison of the new house compared with the existing dwelling.

Regarding the aesthetics, the house has a traditional pitched roof with gable ends and a mono pitch roof to the attached garage. The materiality includes facing brick with stone features to the openings and a traditional slate finish to the roof.

Access

The proposed site layout utilises the existing access to the site to service the dwelling. include three parking spaces for the property and an integral garage. There will be no implications regarding highway safety as a result of this proposal.

Landscaping will improve and 'soften' the aspect to Barker lane and provide an attractive frontage to improve the street scene.

Applicant statement

We wish to redevelop this property as it no longer meets the needs of our family.

The current property is small and impractical. There is excessive damp throughout the property, and the double garage is damaged and unusable. Furthermore the current property has only 2 bedrooms and one bathroom- something which does not meet the needs of our young family.

The proposed property allows us to address the issues outlined, as well as make the property a true family home. We seek to make it more energy efficient as well as maximise the functionality of the property. The proposed changes have been considered with the aim of providing a comfortable home whilst also ensuring that we maintain harmony and minimise the impact upon the neighbouring area.

I hope the application is considered favourably in this context.

Kind regards

Ms F Adam



Refer to the application drawings and documentation for all the relevant information.

Location plan

Existing site plan

Proposed site plan

Proposed floor plans

Proposed elevations

Street context elevations

Site sections – existing and proposed

Topographical survey

Bat survey and BNG statement