

March 2025

The following document is from the previously consented planning application (3/2011/1039) which this applicaiotn seeks to renew.



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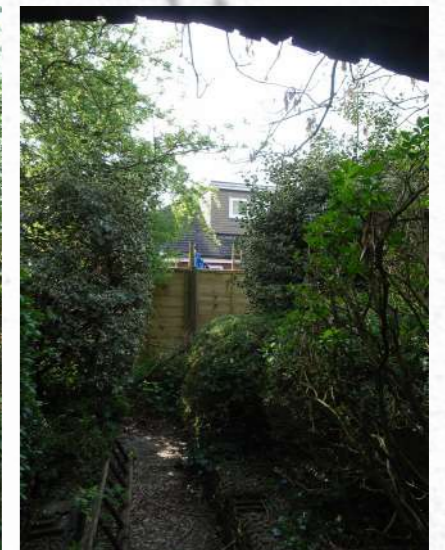
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View from the proposed site

Contents

- Introduction
- Site
- Context
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Introduction

Use

What will the extension/development be used for and justify why this is necessary?

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate?

During 2010 the present occupants of The Pentre, who are retired, realised that maintenance of their property would become more and more effort for them as time passed. Issues involved maintenance of the considerable perimeter hedges and garden, interior and exterior renovations and maintenance. Given the date of construction [1923] the property is difficult to insulate and hence difficult to heat. Living and dining rooms face north and the stairs are not getting any easier. Not wishing to leave Clitheroe and the Ribble Valley the occupiers initially looked at other properties in the town. Unfortunately appropriate properties are hard to come by, and none were available. Following discussions they realised that they were quite happy where they were and that as they owned a house with a garden larger than they needed they could consider the possibility of building a new, more manageable, house for themselves in the garden. They would need to do this in such a way that they did not damage the qualities that their present house, of which they are greatly fond, has, or those of their neighbours, with whom they have good relationships.

The house would need to be a 'lifetime' home for them, designed to accommodate possible changes in their physical capacities, and thus may in fact be larger in square meters than their current house. It would, ideally, be on one floor, and would thus have a larger footprint. Comparative areas are given elsewhere in the document.

Following briefing and studies, some of which are precied in this document it was agreed to submit the scheme to the Local Authority for their comment and insight, The responses received have been used to develop the design incorporated in this submission.

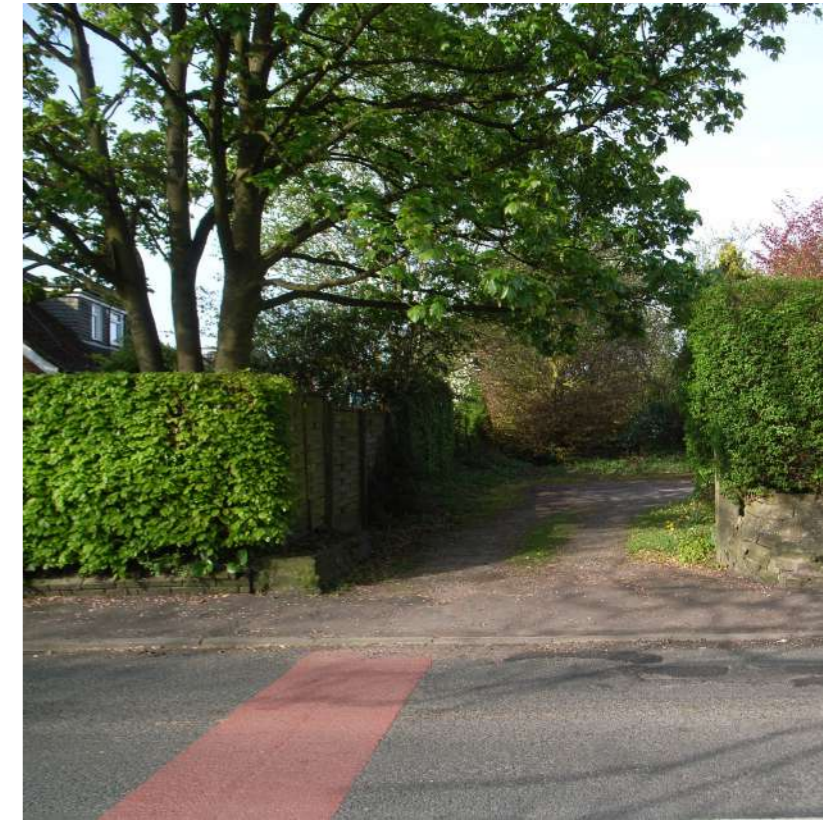
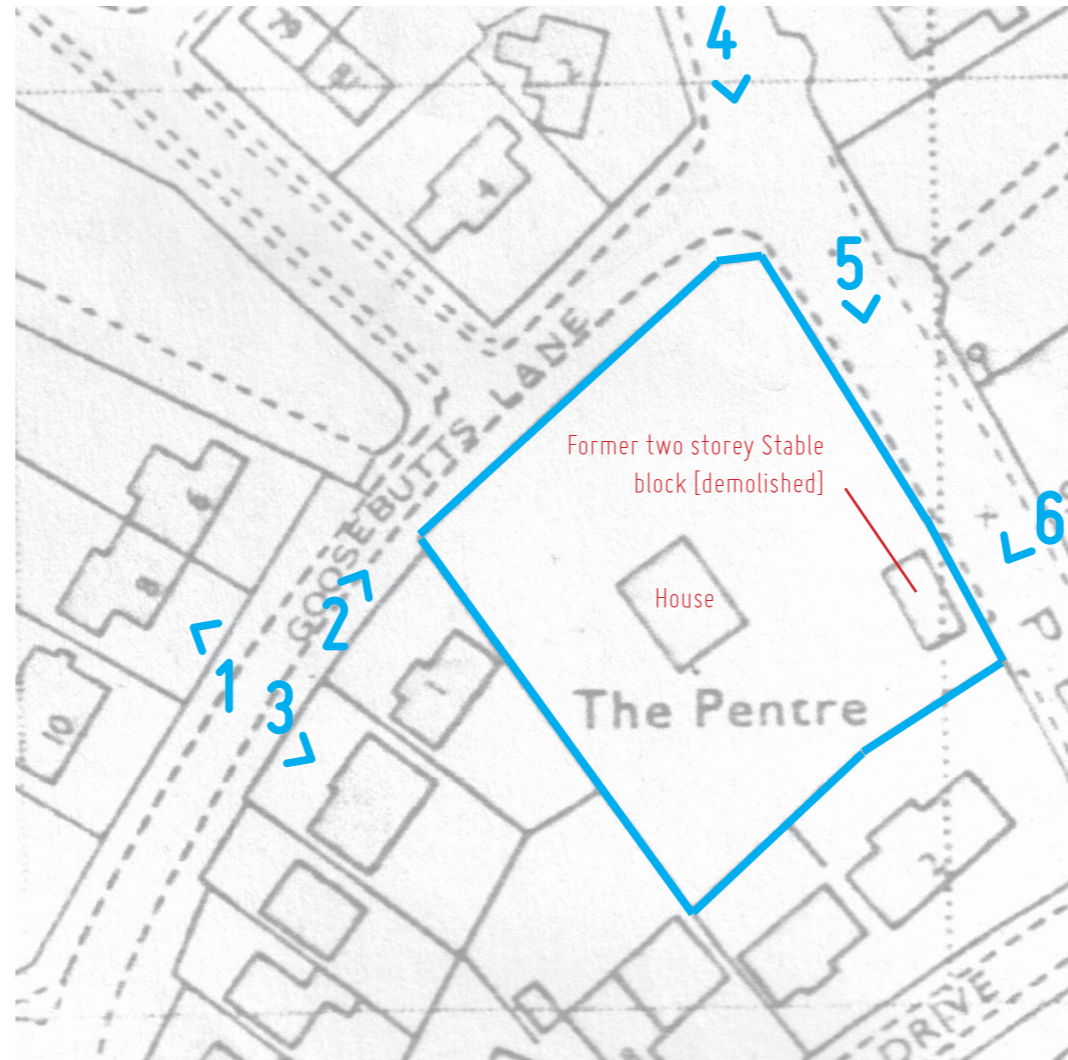
The site is currently in residential use, and the proposals are for residential use.

Site

The accompanying photographs illustrate the immediate context of the site. Photographs on the preceding pages illustrate views of the site boundary from the proposed site.



Aerial photograph [present site boundary outlined in blue]



Present day crossover to the Pentre from Pendle Road





View up Pendle Road



Junction of Pendle Road with Goosebutts Lane

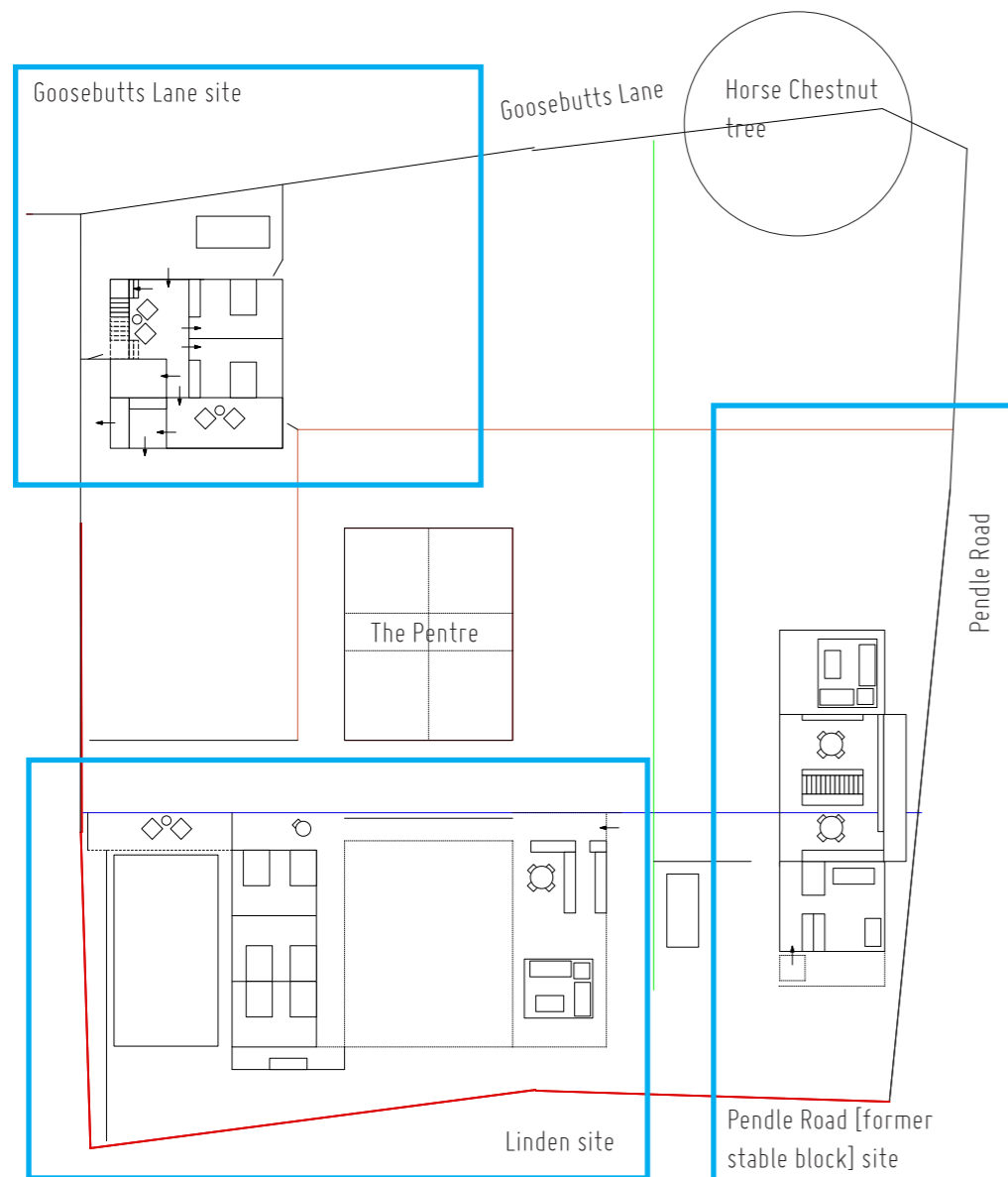
Panorama along Goosebutts Lane



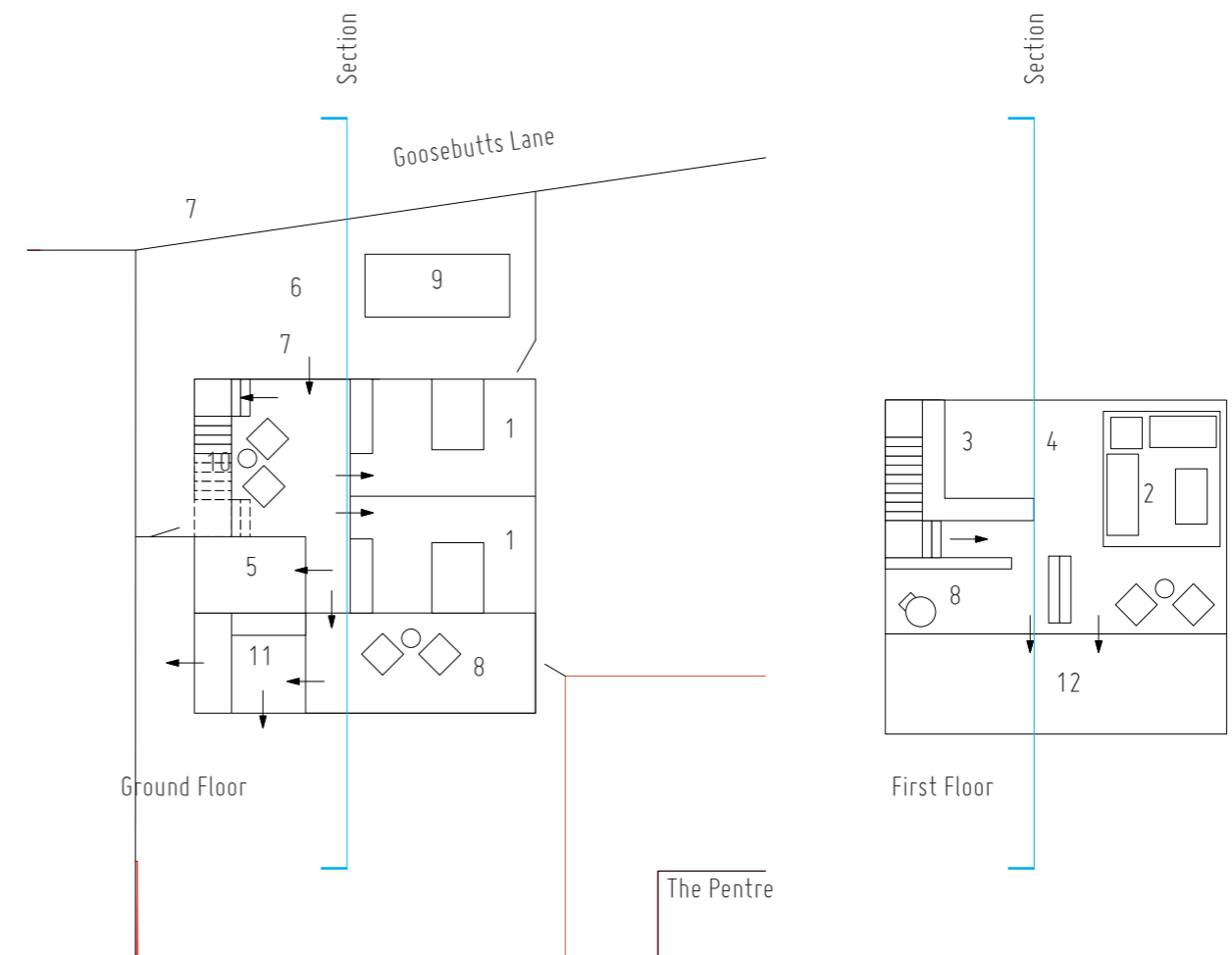
Layout Options

- Upper floor may be problematic for the client in the coming years
- *Views of Clitheroe Castle*
- Proximity to Road
- Limited parking space
- *Efficient compact Plan*
- *Continues 'bungalow' house type along Goosebutts Lane.*
- North facing living space. [*Solvable through skylighting*]

Ranked 2 out of 3



Studies of possible locations and the building forms that derive from these



Goosebutts Lane site

Layout

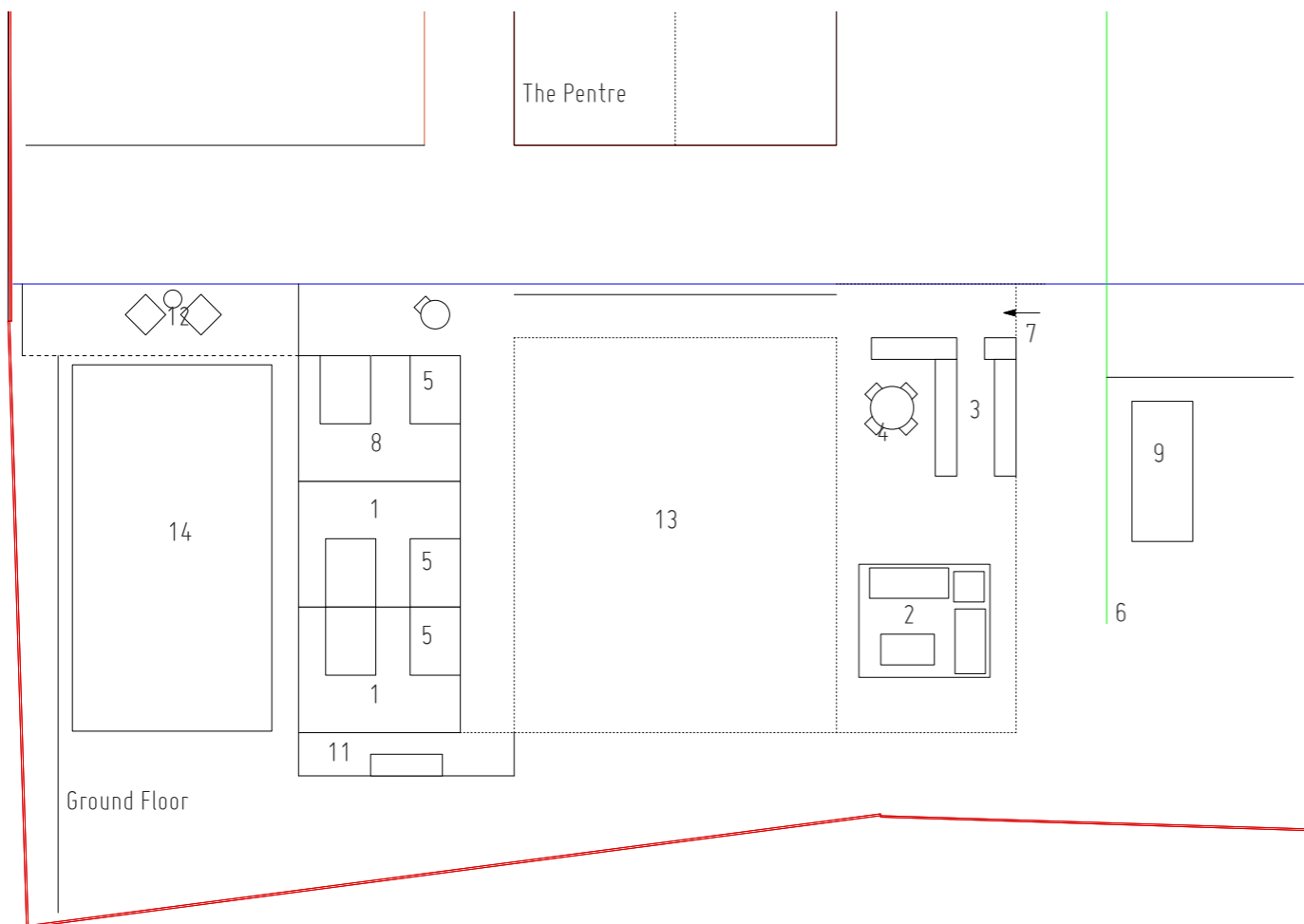
Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The Pentre is a detached house in its own grounds with vehicular and pedestrian access from Pendle Road. The present house stands around the middle of the available land, with access in the eastern corner of the site. Our studies of the surrounding roads suggest that any additional vehicular access should be located adjacent to the present entry off Pendle Road or adjacent to the adjoining property on Goosebutts Lane. Thus three primary sites were investigated, which are illustrated on these pages. A fourth site, on the corner of Goosebutts and Pendle Road was too close to the Horse Chestnut tree and less favourably positioned for vehicular access, and therefore not studied in depth.

Schemes were developed for each of the sites as feasibility studies and to assist in the development of the client brief. For the purposes of this analysis they are referred to as, the Goosebutts Lane site, the Pendle Road site and the Linden site. Bullet points describing the pros and cons of each location accompany the relevant plan drawings and illustrations. [*Pros in italics*]. As a result of these studies the Linden site is the one put forward in this document.

- Single storey building provides potential for 'lifetime home'
- Inward looking - No Views of Clitheroe Castle, [though a terrace over the living room would allow views of Pendle]
- Invisible from Road - no urban impact
- Good off road parking space
- Less efficient Plan, necessary to avoid self shading
- Would give The Pentre its own entrance off Pendle Road
- More neighbourly and or less garden hungry to The Pentre than other schemes

Ranked 1 out of 3

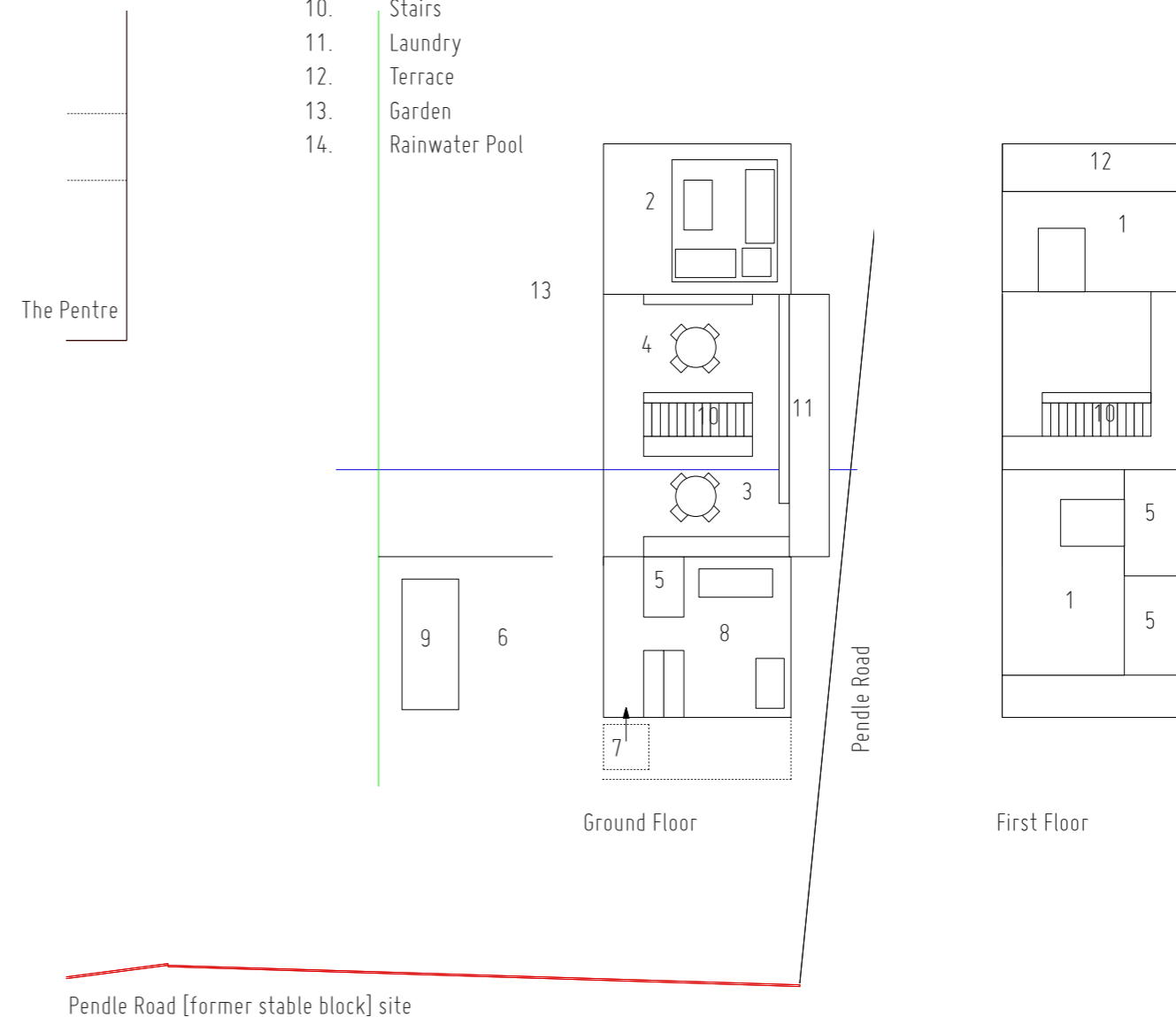


Linden site

Key to all plans

1. Bedroom
2. Living
3. Kitchen
4. Dining
5. Bathroom
6. Parking
7. Entrance
8. Study / Guest bedroom
9. Car
10. Stairs
11. Laundry
12. Terrace
13. Garden
14. Rainwater Pool

Layout Options



Pendle Road [former stable block] site

- Upper floor may be problematic for the client in the coming years
- Views of Pendle and Clitheroe Castle
- Proximity to Road - which is busy and is used by heavy lorries and busses
- There is a clash between the garden, access and overlooking with The Pentre
- Less efficient Plan
- Replaces 'existing' stable block [see OS Plan for location] and therefore appealing urban design

Ranked 3 out of 3

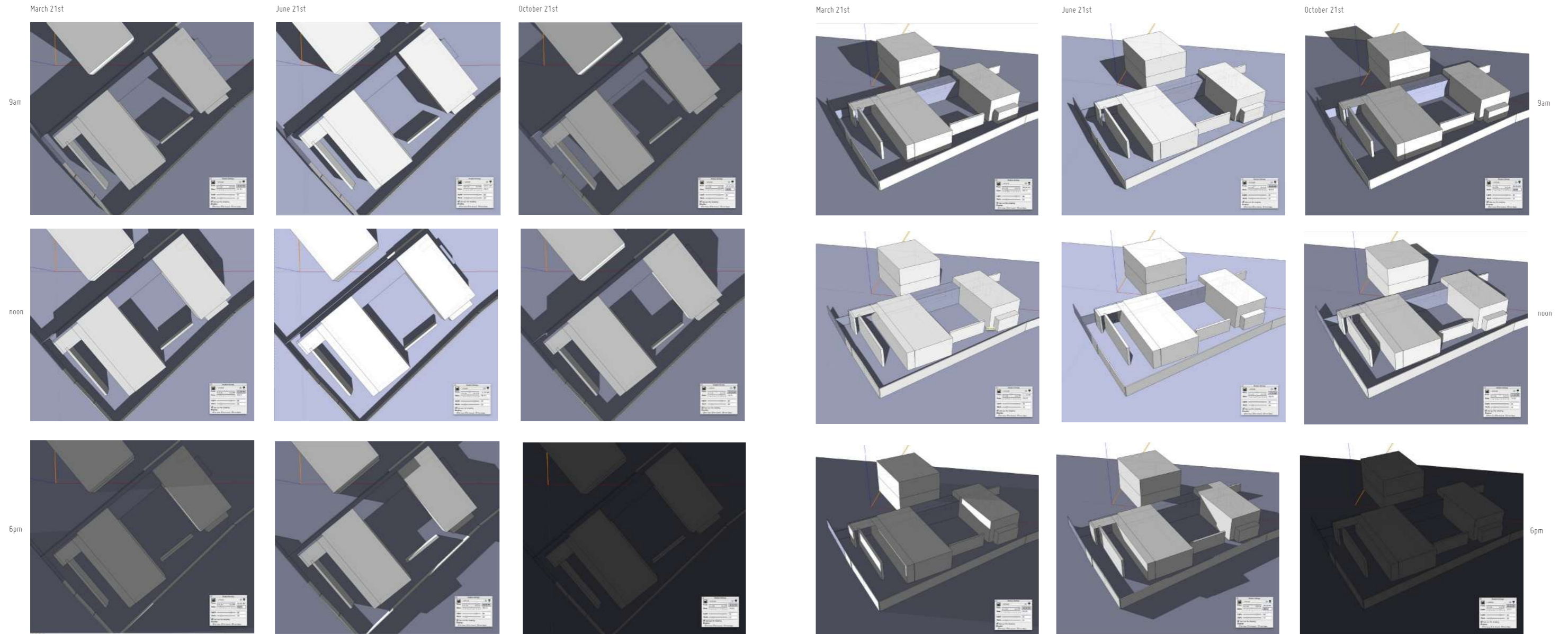


Present day crossover access from Pendle Road to the Pentre

Access

Explain how the extension/development will be accessed by vehicles and people You should consider the need for access by all members of society and emergency vehicles

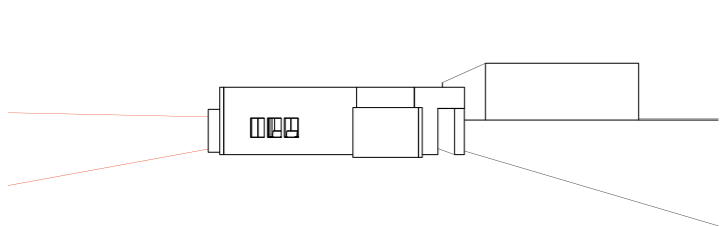
The present day crossover access to the Pentre from Pendle Road is 3.9m wide. Following advice from the Local Authority and County Council this crossover is proposed to be widened to 4.5m so as to allow access to both the Pentre and the proposed house. The proposed house has been designed to be step-free accessible.



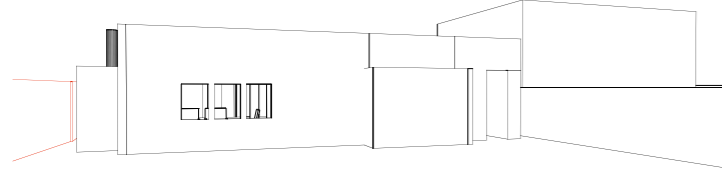
Daylighting

A benefit of the single storey design, and the 'southerly' location on the site, is that the proposal has very little impact on The Pentre and the neighbouring properties in terms of daylight and insolation. As can be seen in the studies above, if the garden courtyard between the bedrooms and the living space is sufficiently large and the bedroom 'wing' is modest in height the living space benefits from good direct sunlight. Analysis of this model has also suggested that we should lower / remove some of the garden walls proposed in the scheme to the same height as the existing fences and move them closer to those fences, which, while having no effect on the neighbouring properties will improve the available sunlight on the site - These observations are now incorporated in the scheme.

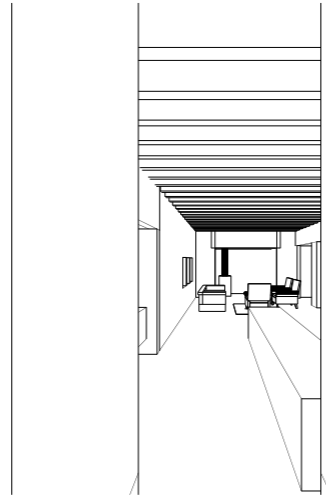
Design Development



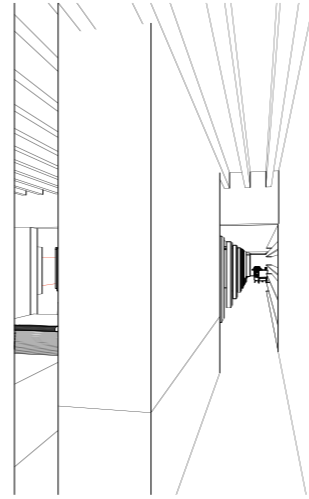
1. View from site entrance



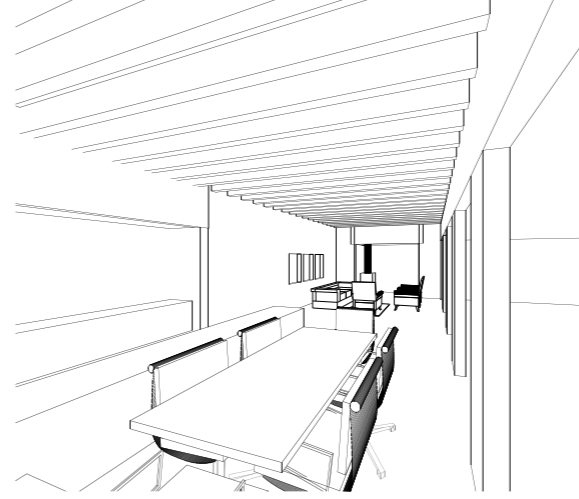
2. View from from yard



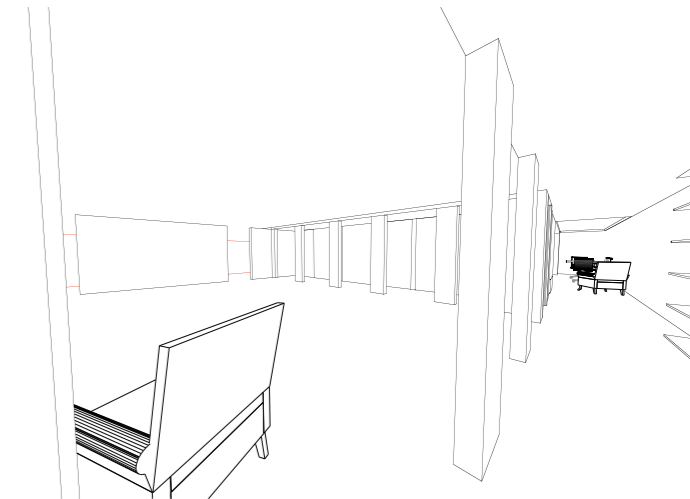
3. Entrance view to living room



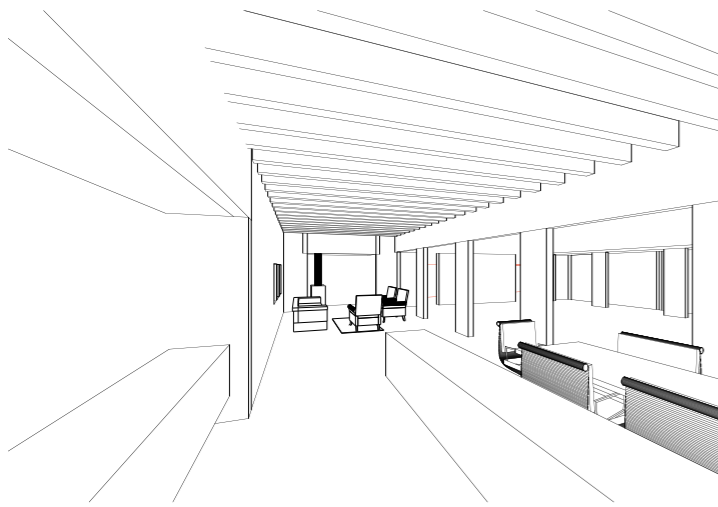
4. Entrance view towards bedrooms



5. Entrance view to dining area



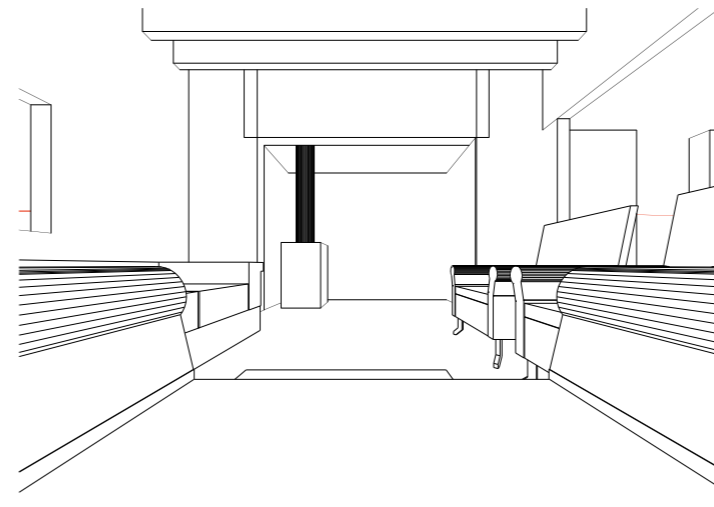
6. View into courtyard garden from entrance



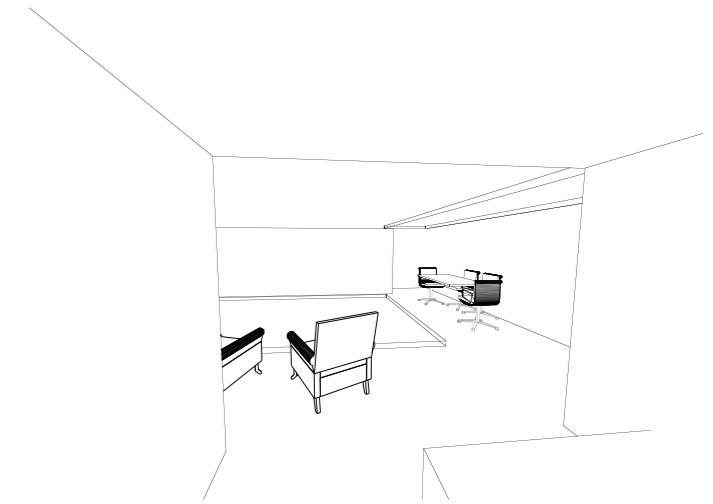
7. View from kitchen



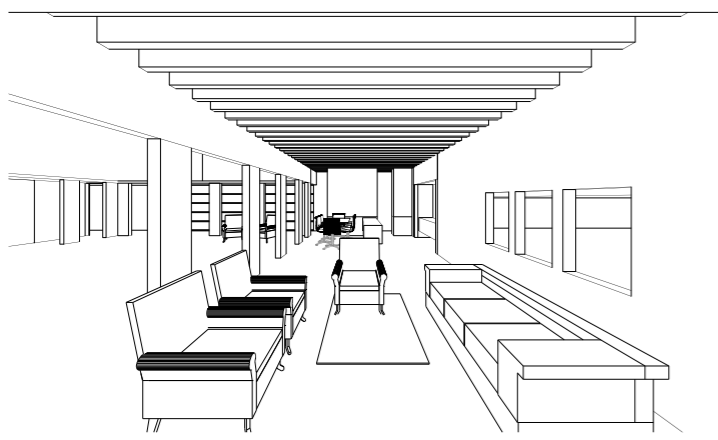
8. Seating area



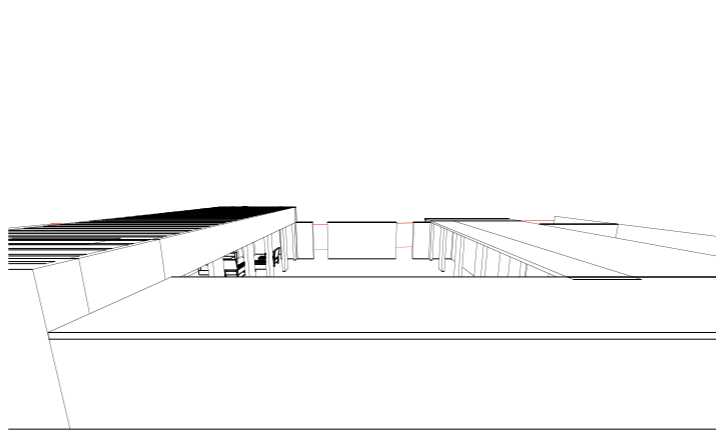
9. View of 'fireplace'



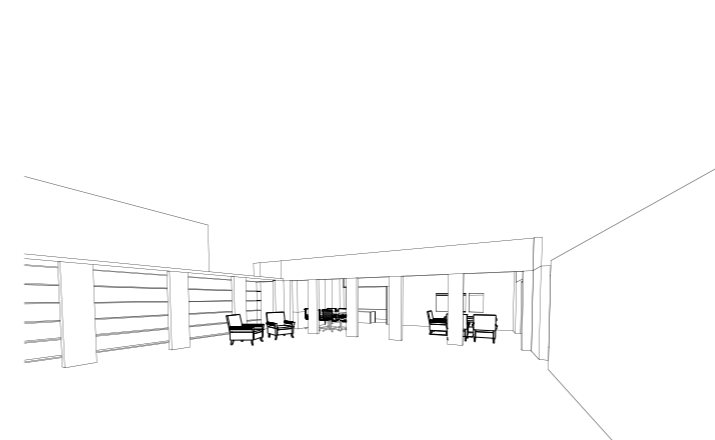
10. View from bedroom



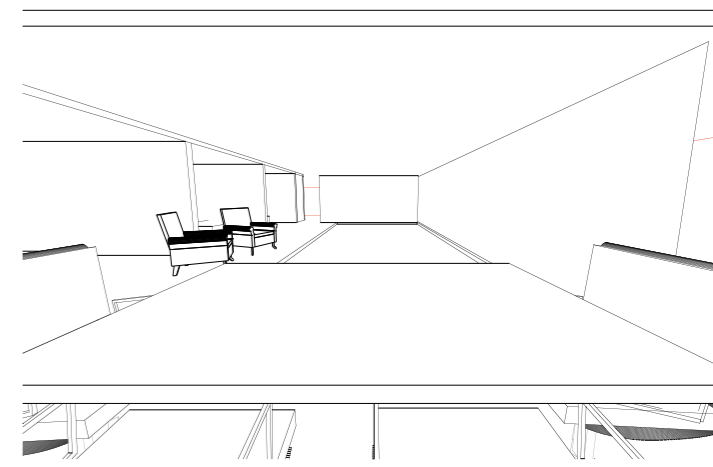
11. View back towards kitchen from living area



12. Courtyard garden from upstairs window of 'The Pentre'



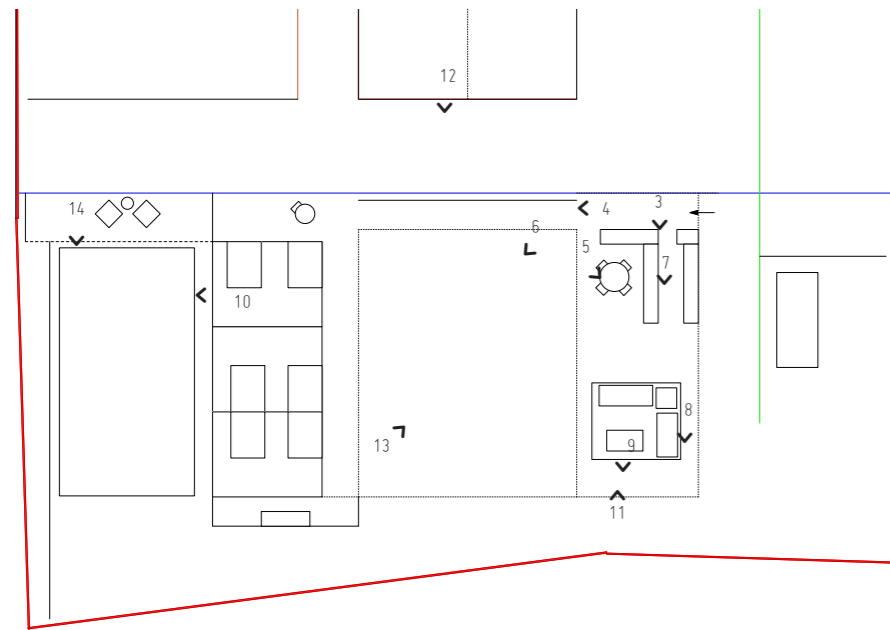
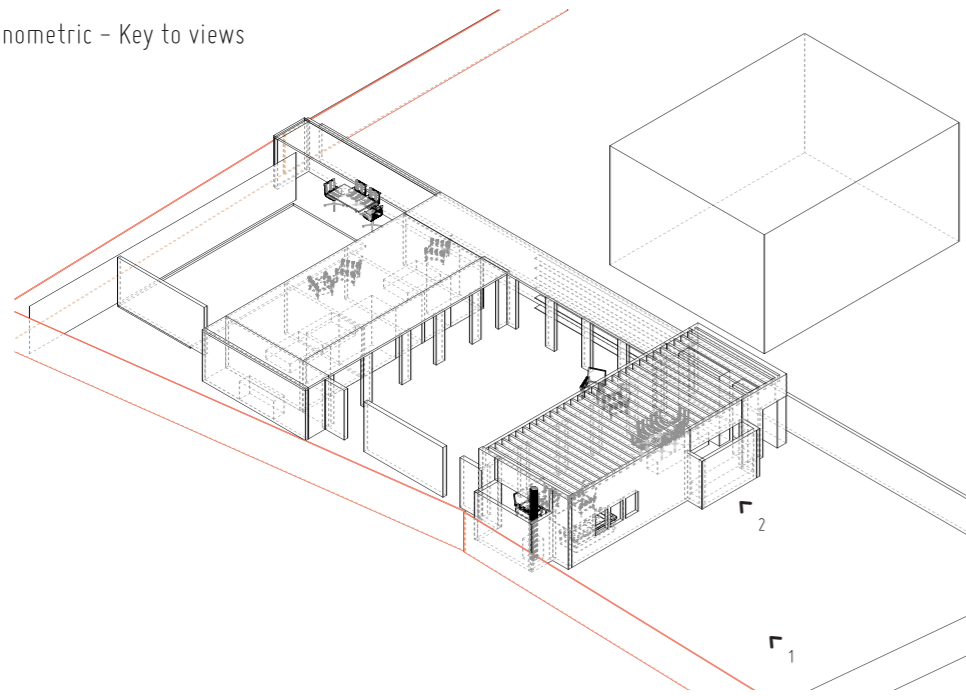
13. Courtyard garden looking towards living room



14. Rear courtyard

Design Development

Axometric - Key to views



Plan - Key to views

The Design

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

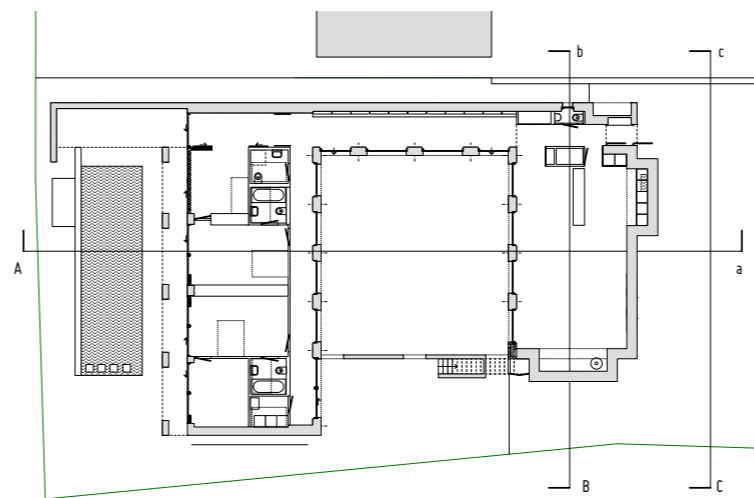
The proposal is for a single storey dwelling, with similarities to the bungalows which surround The Pentre, on the South [Linden Drive] and to the West and North [Goosebutts Lane]. The house is separated into two main volumes with an inter-connecting 'cloister'. By separating the volumes the neighbouring properties maintain their aspect and amenity.

Landscaping

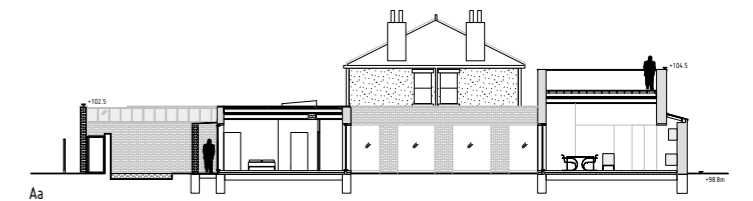
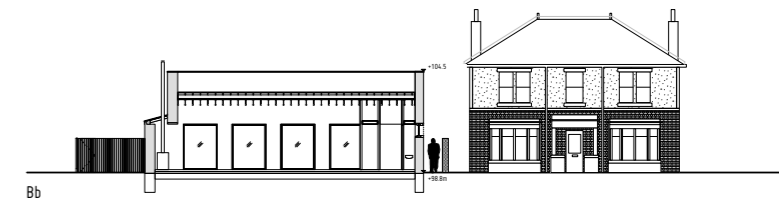
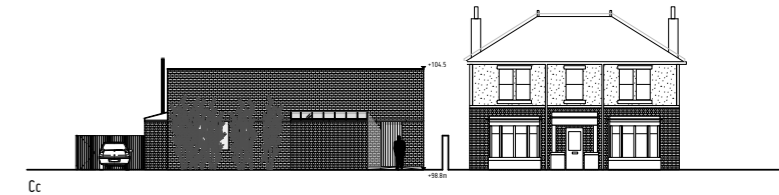
If appropriate, specify the boundary treatments and any landscaping included in the development You may need to justify why certain materials or planting have been used?

The proposal is for a domestic setting in a residential area and is intended to be in keeping with the surroundings. The architectural design of the site produces three courts:

1. **The entrance court.**
Conceived as a 'cottage' garden, which will form the foreground. The restrained facade of the house acting as if a walled garden.
2. **The central court.**
This space is conceived as a simple court, planted with ornamental grasses.
3. **The pool court.**
South facing area with water loving plants bounding a shallow pool.



The Proposed scheme, at the Pre Planning Advice stage



Pre-application advice:

REF. NO. RV\2011\ENQ\00248

Dear Mr David Owen,

I write in regards to the above Pre-Application Enquiry received on the 15 June 2011, and I apologise for the delay in responding. Following a visit to the site, and on the basis of the information submitted, I can provide you with the following advice.

The proposal seeks to develop one, two/three bed dwelling within the grounds of The Pentre, Pendle Road, Clitheroe. The property proposed is of modern design and construction, and will be a single storey in height (although some of the plans depict a balcony/roof terrace on the portion of the building nearest to Pendle Road). Due to the shape of the property, a semi-enclosed courtyard will be created at the property.

PRINCIPLE

The site lies within the Settlement Boundary of Clitheroe and is therefore subject to DWLP Policy G2, which supports development wholly within the built part of the settlement or the rounding off of the built up area. This policy considers consolidating development as a part of this process and defines it as the location of new development to adjoin the main part of the built up area. In addition, as RVBC cannot currently demonstrate a 5-year housing land supply, Planning Policy Statement 3: Housing (PPS3) is also a material consideration. In considering housing development, paragraph 71 states that where LPAs cannot demonstrate an up to date five year supply of deliverable sites they should consider favourably planning applications for housing having regard to the policies in PPS3 including the consideration in paragraph 69, which states that in deciding planning applications, Local Planning Authorities should have regard to,

- o achieving high quality design,
- o ensuring developments achieve a good mix of housing ,
- o the suitability of a site for housing, including its environmental sustainability,
- o using land effectively and efficiently; and
- o ensuring the proposed development is in line with planning for housing objectives.

In considering the above, and on the basis of the information submitted to date, the site meets the PPS3 criteria in planning policy terms in relation to the suitability of the site for housing, and as such the principle of developing the site and building an additional property within the grounds is considered acceptable.

DESIGN AND VISUAL IMPACT OF SCHEME

As you note within the draft D&A Statement, the existing dwelling on the site was built in approximately 1923. Due to the age of the property and the size of the gardens, it is now difficult to maintain and insulate for your clients, hence the need for your clients to consider a 'lifetime' home within the garden area of their current home.

Having considered the reason for the proposed dwelling, I can appreciate the design brief and indeed the design itself, scale and layout of the dwelling, however when assessing the proposal against the relevant Local Plan Policies, I do have concerns.

Policy G1 of the Local Plan (which can be found via this link http://www.ribblevalley.gov.uk/site/scripts/documents_info.php?documentID=432) notes that,

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria (amongst others) will be applied;

- a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature,
- e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as effects of development on existing amenities,
- g) Developments should provide adequate day lighting and privacy, and
- h) Materials used should be sympathetic to the character of the area.

On this basis, given the,

close proximity of the new dwelling to the existing dwelling on site, the significant visual differences between the style and materials proposed for the new dwelling in comparison to adjacent properties (not only the existing dwelling), the first floor roof garden of the new property that allows uninterrupted views into neighbouring gardens, and the potential visual impact on the streetscene of Pendle Road when faced with a two storey, flat roofed building closer to the highway than the existing property on this site, the proposed dwelling as presented is considered to be a visually unacceptable and incongruous building, that would be to the visual detriment of the character and appearance of this particular location. Notwithstanding this view, this is not to say that a dwelling wouldn't be allowed at this site, just that a more considered approach is perhaps needed given the age of the existing property on site, its more traditional style, build and materials, and the relationship with other properties in the vicinity. A single storey property (without the two storey, flat roof element) would be the starting point in my opinion.

OTHER ISSUES

The Affordable Housing Memorandum of Understanding (AMOU) is also a material planning consideration, as it is intended to be both complementary with and supplemental to the relevant policies contained within the Districtwide Local Plan. However, as there are only one unit proposed, there is no requirement for Affordable Units.

With regards to parking and other highway safety issues, the LCC Highways Officer has made no formal comments in relation to the proposal at this time, however once received I will forward them to you.

With regards to the position of the new garage in relation to the boundary hedge, I would have concerns if its siting were to prejudice the health and longevity of the traditional hedgerow, as we would seek to keep this in its present state. With regards to the design, I would refer to my comments relating to the new dwelling proposed.

I hope this advice is useful, but please note this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further, please do not hesitate to contact me on the above direct line number or e-mail address.

Kind regards,
Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 414520 |
F: 01200 414487 |
E: graeme.thorpe@ribblevalley.gov.uk |
W: www.ribblevalley.gov.uk

**Comments on the Key Areas of Officer Concern set out in the pre-application advice:
Quoted headings in *italic* – complete correspondence on facing page.**

close proximity of the new dwelling to the existing dwelling on site,

The amended scheme maximises the separation distance between the two properties. The proposed building is now significantly lower.

The proposal is now not expected to diminish light to or increase the enclosure of the existing building.

We have added a red brick wall in the front garden designed to match the appearance of the 1923 property.

This gives a visual permanence to the relationship of the buildings.

the significant visual differences between the style and materials proposed for the new dwelling in comparison to adjacent properties (not only the existing dwelling),

Careful study of the proposals indicate that the proposed and existing are very delicately and sensitively linked:

The proposed lintels and cills reference the stone lintels and cills of the 1923 building.

The kitchens of both buildings use similar external design features, protruding as bays.

The courtyards of the proposed building are trabeated to match the columns and beams of the porch and bay windows of The Pentre

The living room windows on the north elevation of the proposed building are similarly matched to the proportions of the windows in the living room of the 1923 property.

The 'inset' porch of the proposed building refers to the porch of The Pentre, through shadow and proportion.

The continuation of the lintel around the facade of the proposed building reflects the brick corbel at the change of material from brick to render of the Pentre between ground and first floor levels.

The new proposed bricks tie the proposed building to the neighbours through colouration and proportion.

The new proposed warm golden bricks in the application match the NORI red for intensity, while being warm in texture.

the first floor roof garden of the new property that allows uninterrupted views into neighbouring gardens,

This comment has been acknowledged and the terrace has been omitted.

and the potential visual impact on the streetscene of Pendle Road when faced with a two storey, flat roofed building closer to the highway than the existing property on this site,

This comment has been acknowledged and the proposal has been lowered.

the proposed dwelling as presented is considered to be a visually unacceptable and incongruous building, that would be to the visual detriment of the character and appearance of this particular location.

The proposal will be of benefit to the visual amenity of the immediate area, replacing a semi-abandoned, dilapidated front yard and land gone to seed.

The proposed building is an exemplar of contemporary, sensitive, modest, congruous, contextual architecture. The Architect grew up in Clitheroe and is submitting the house for his own family, he has worked on designs awarded international awards, RIBA awards and shortlisted for the Stirling Prize. He writes on Architecture for Building Design magazine and in addition to working in private practice in one of the most respected Architectural practices in Europe, teaches Architecture at the University of King's College London. The house is intended to, and will be, built to a very high standard.

The proposal now includes an indication of the landscaping proposed between the house and Pendle Road. As can be seen in the visualisation this will also contribute to the setting of the house and the location.

With regards to the position of the new garage in relation to the boundary hedge, I would have concerns if its siting were to prejudice the health and longevity of the traditional hedgerow, as we would seek to keep this in its present state. With regards to the design, I would refer to my comments relating to the new dwelling proposed.

This comment has been acknowledged and the garage has been omitted.



Loggia
Reference
image:
Can Lis by
Jorn Utzon



16



Reference image:
Alvar Aalto pendant light

A 330 design Alvar Aalto 1937, 1954	A 440 design Alvar Aalto 1954
kulttuurin muotoilu	muotoilu
polished brass	matte opal glass
Polished Brass	Opalglas, melaminat
60 W E27	60 W E27
	



Reference image:
Vaals monastery courtyard by
Dom Hans van Der Laan

5



13



14



17

Reference image:
AJ Handle manufactured
by Carl F, designed by Arne
Jacobsen



12



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Reference image:
Petersen tegel D70 bricks,
hand made in Denmark

Materials

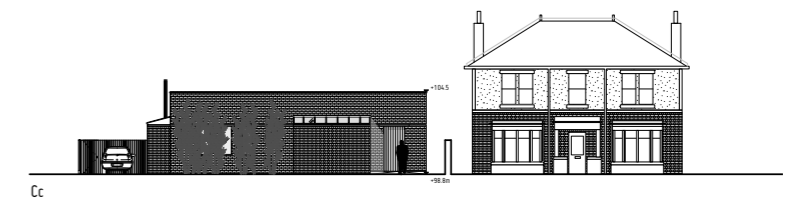
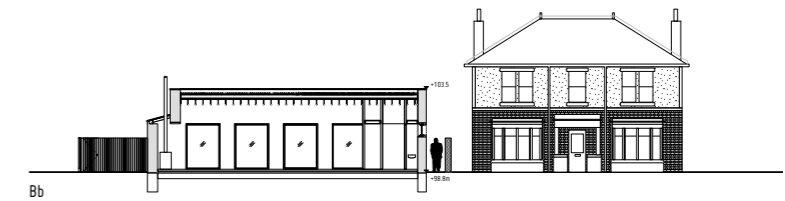
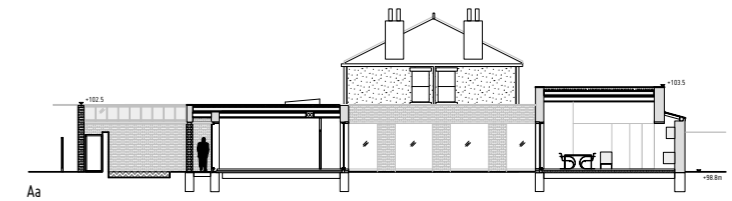
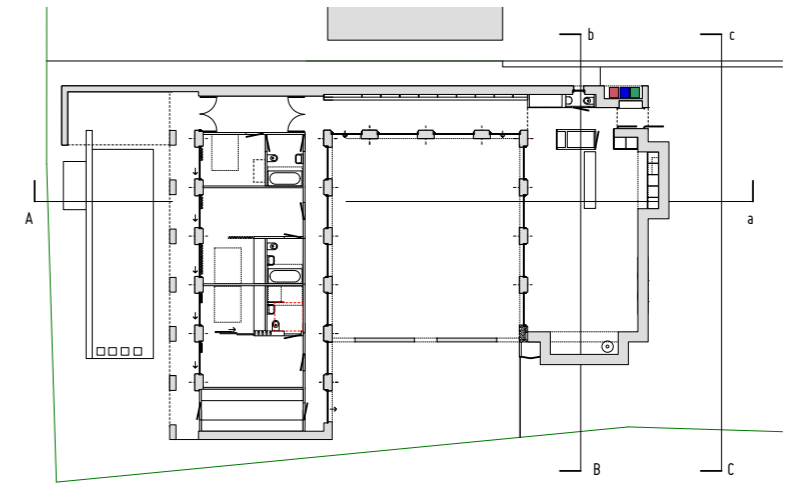
Process: What factors have you considered when deciding upon the use, design, scale, layout and materials used?

Given the immediate context of the site it is proposed that the external cladding, and garden walls are brick. Glazing is composite timber with low maintenance natural anodised aluminium on the outside and clear microporus varnished timber on the inside. Copings and rainwater goods are brick or aluminium. Materials are proposed to be used in their 'natural state', selected and detailed so that they 'get better with age', and require little or no maintenance. Internal materials follow the same theme, with building materials as final finishes. The building has thick walls to accommodate efficient insulation, which can exceed that required by Part L of the Building regulations, and a green roof so that the addition is not detrimental to the site in that respect. In addition a rainwater pool is proposed to reduce runoff, reflect light and provide a wider ecology for the site.

Key: 1.Aluminium copings 2.Flowering sedum roof 3. Clear varnished timber windows [inside] 4.Polished concrete screed with under floor heating 5.Painted brickwork interior 6.Timber front door 7.Natural aluminium facing to exterior of composite windows 8.Exterior Brickwork 9. Kitchen 10.Stove 11. Glazed brick to kitchen splashback 12. Moroccan tiles behind stove 13. Aluminium skylight over kitchen counter and inglenook fireplace 14.Pool 15. Loggia to pool 16. Exposed Masonite beam ceiling with pendant lights 17.Brass ironmongery 18.Precast concrete lintels.



View from entry Above: *As existing* Main image: *As proposed sketch render, shown with landscape design*



Design Drawings incorporating pre-application advice

