

DESIGN STATEMENT



buckley dene

ribchester

## INTRODUCTION



### aerial view of existing dwelling

## APPLICATION

The application description is as follows:  
Proposed replacement dwelling

## LOCATION

**Buckley Dene**  
**Preston Road**      **Ribchester**      **PR3 3YD**

## INTRODUCTION

This design statement has been prepared to support a planning application for a replacement dwelling house.

The report seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access (into and within), massing, orientation and materiality.

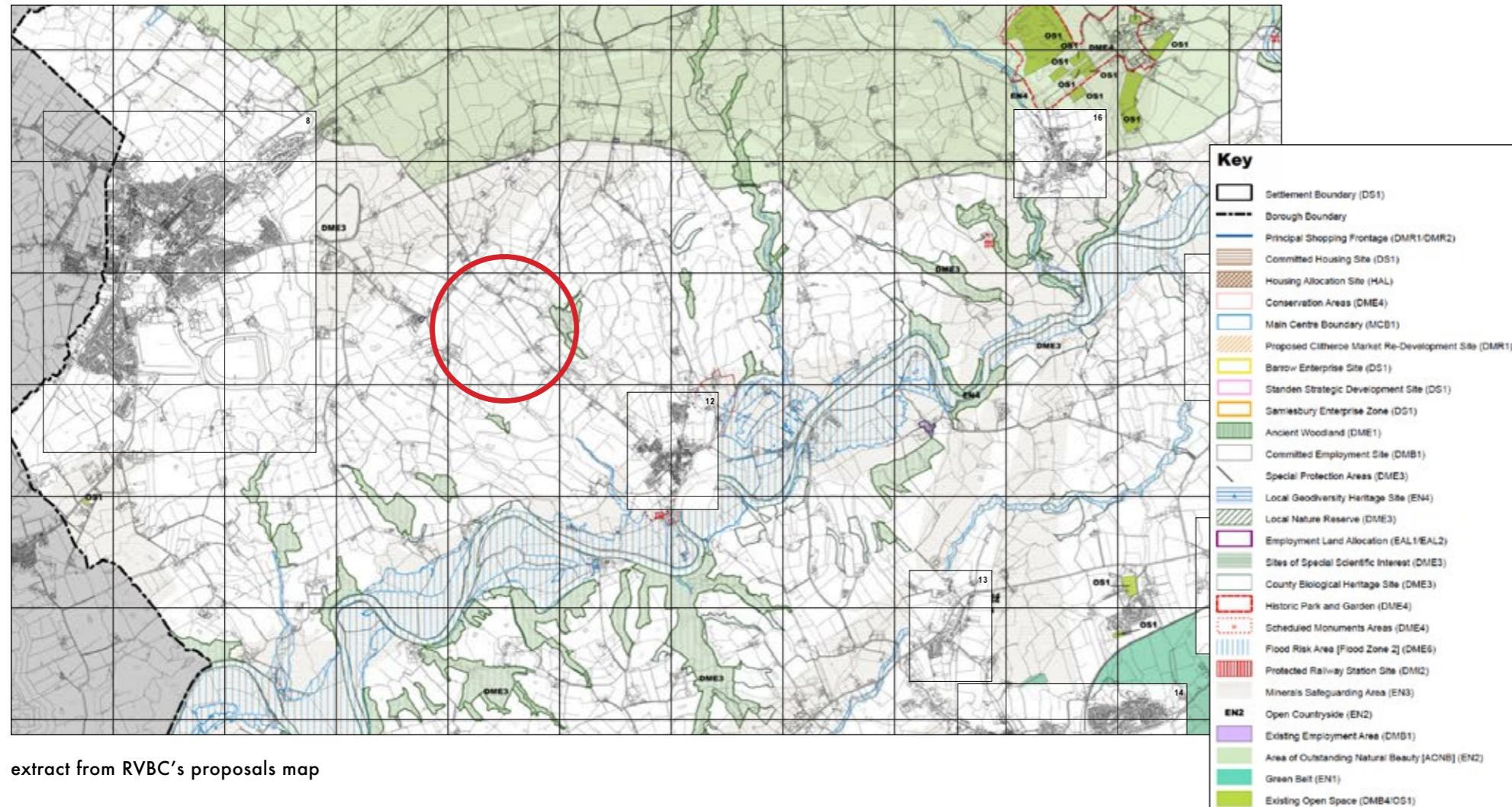
It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development.

## BRIEF

In December 2024 planning permission was granted for the remodelling and extension of the existing property. Following this decision the applicant has reviewed matters and now considers that a new-build solution would produce a significantly better environmentally responsible property.

The appearance, siting and use of the current proposal will exactly match the previously approved proposal - in effect the outcome will be the same as the previously approved scheme but fully constructed to current environmental standards.

## PLANNING



The local development framework for the site, Ribble Valley Core Strategy 2008-2028, and the Proposals Map (2019) confirm that Buckley Dene lies within open countryside. The following relevant policies are noted:

- EN2 - expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- DME2 - should be in keeping with the character of the landscape and should not harm the landscape.
- DMG2 - development in open countryside should be in keeping with the character of the landscape through the design, materials and landscaping. Where possible new development should be accommodated through the re-use of existing buildings.

### PLANNING HISTORY

3/2024/0645 - remodelling and extension. Approved October 2024.

3/2024/0887 - variation of condition. Approved December 2024.

### PUBLIC RIGHTS OF WAY

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.

### FLOOD RISK

The government flood risk map shows Buckley Dene is not located within a flood zone.

### TREE PRESERVATION ORDERS

A review of Ribble Valley Borough Council's records suggests that none of the trees within the site or neighbouring the site are covered by Tree Preservation Orders (TPO).



extracts from LCC's public right of way records

buckley dene

## EXISTING SITE

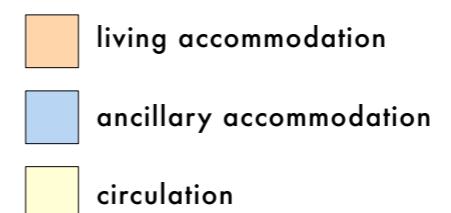
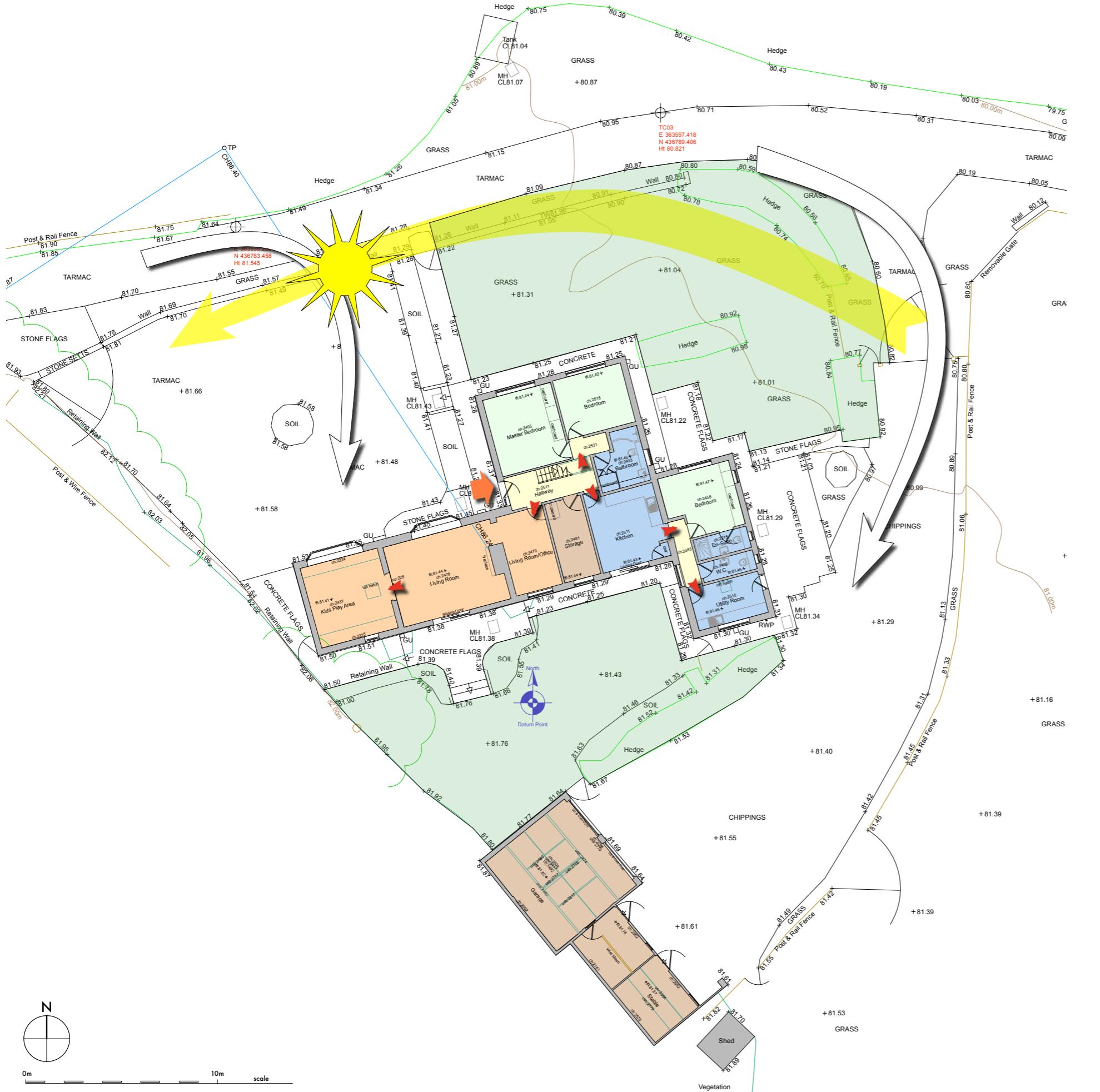
## EXISTING SITE

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 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.





## EXISTING HOUSE

### 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.

An historic 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.

### EXISTING AREAS AND VOLUMES



external footprint area	254 m <sup>2</sup>
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volume	1112 m <sup>3</sup>
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existing images of Buckley Dene

RIBBLE VALLEY BOROUGH COUNCIL  
Department of Development  
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA  
Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk  
Planning and Compulsory Purchase Act 1990

PLANNING PERMISSIONS

APPLICATION NO: 3/2024/0887  
DECISION DATE: 12 December 2024  
DATE RECEIVED: 28/10/2024

APPLICANT: Mr and Mrs Brown  
Buckley Dene  
Preston Road  
Ribble Valley  
Preston  
PR3 3YD

AGENT: Mr Neil Andrews  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL

PROPOSED: Partial demolition of existing dwelling including removal of main roof and single storey side extension. Remodelling and extensions to create two storey dwelling. Pursuant to variation of conditions 2 (approved plans) and 3 (external materials) of planning permission 3/2024/0645 to allow for provision of attached garage.

ATT: Buckley Dene Preston Road Ribble Valley PR3 3YD

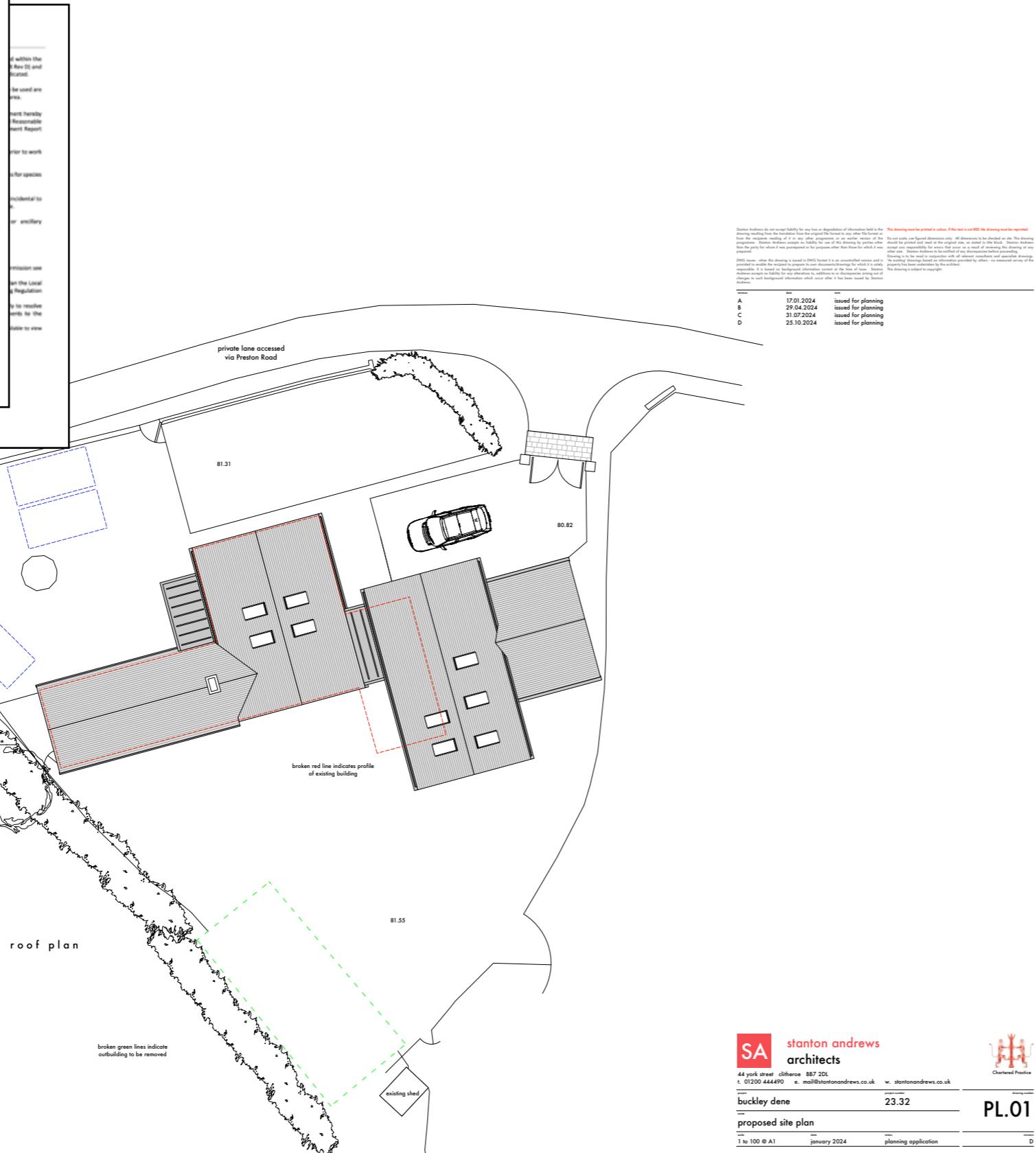
Ribble Valley Borough Council hereby give notice that permission has been granted for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of the original consent 3/2024/0645 dated 11th October 2024.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (Drawing no. PL.00 Rev C)  
Proposed Site Plan (Drawing no. PL.01 Rev D)  
Proposed NE and NW elevations (Drawing no. PL.02 Rev E)  
Proposed SE and SW elevations (Drawing no. PL.03 Rev D)  
Proposed M and S elevations (Drawing no. PL.04 Rev D)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

P.T.O.



## PLANNING PERMISSION

Application ref. 3/2024/0887  
Approved December 2024

'Partial demolition of existing dwelling including removal of main roof and single storey side extension. Remodelling and extensions to create two storey dwelling. (Pursuant to variation of conditions 2 (approved plans) and 3 (external materials) of planning permission 3/2024/0645 to allow for provision of attached garage.)'

Below is a summary of the associated conditions: -

1. Works to commence within 3 years.
2. Record of the drawings to which the permission relates.
3. Facing materials to be as stated on drawings.
4. Works to be undertaken in accordance with the endangered species report.
5. Additional living accommodation used exclusively for Buckley Dene.

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buckley dene 23.32  
proposed site plan  
1 to 100 @ A1 january 2024 planning application



Chartered Practice

PL.01

as approved ref. 3/2024/0887



as approved ref. 3/2024/0887 - view from private road

## PROPOSED SCHEME

### DESIGN APPROACH

The proposed demolition of the substandard existing building will allow for the creation of a functional family home, which meets modern energy efficiency and environmental standards.

The proposal will create an open and inviting family room that connects the house to the gardens and countryside beyond. This will be connected to the main body of the 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.

### USE

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

### APPEARANCE

The appearance of the current proposal will be unchanged from the previously approved scheme ref. 3/2024/0887.

### MATERIALS

Proposed materials are unchanged from the previously approved scheme.

### GLAZING

The glazing treatment is unchanged from the previous approved scheme.



## DESIGN

### LAYOUT

The internal layout is unchanged from the previously approved scheme.

### AREA AND VOLUMES

The areas and volumes are unchanged from the previously approved scheme.

A breakdown of the proposed areas are as follows:-

existing external area	254 m <sup>2</sup>
proposed external area	326 m <sup>2</sup> (28% increase)

A breakdown of the proposed volumes are as follows:-

existing	1112 m <sup>3</sup>
proposed	1398 m <sup>3</sup> (25% increase)

### ACCESS AND PARKING

The access and parking provision are unchanged from the previously approved scheme.

as approved ref. 3/2024/0887



as approved ref. 3/2024/0887

## SUPPORTING DOCUMENTATION

### ENDANGERED SPECIES

The endangered species provision is unchanged from the previously approved scheme.

A preliminary bat roost assessment report found: -

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

Condition no.6 of the previous approval required any works to be carried out in strict accordance with the method statement and reasonable avoidance measures detailed in the endangered species report.

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.