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26 August 2025

DESIGN AND ACCESS STATEMENT FOR THE PLANNING APPLICATION (RESUBMISSION)

**PROPOSED REPLACEMENT DWELLING AT
GLENDENE, BARKER LANE, MELLOR**



This statement is written to support the formal planning application (resubmission) for the construction of a replacement detached dwelling and extension of the existing residential curtilage at Glendene following the refusal of the previous application.

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

Planning application – ref 3/2025/0239 – refusal notice dated 3 June 2025

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 revised design proposal has been carefully prepared following the refusal and addressing the key issues within the case officer's delegated report. The principle remains the same of the proposal to build a replacement dwelling following the demolition of Glendene with a principal elevation to Barker Lane and a small extension of the residential curtilage.

The design has evolved following a study of the reasons behind the refusal along with detailed discussions with the applicant. It was important to ensure this resubmission respects the comments received in the delegated report and addresses the key criteria highlighted.

The 3 reasons for the refusal are as follows :-

1.

The proposed development would result in a replacement dwelling which would be materially larger than that of the existing in as much that the cubic volume increase of the proposal would be significant in relation to the existing property. The proposal is therefore considered to be inappropriate development in the Green Belt contrary to the provisions of Key Statement EN1 of the Ribble Valley Core Strategy (2008-2028) and Section 13 of the National Planning Policy Framework which attaches substantial weight to Green Belt harm.

2.

The applicant has failed to demonstrate that the proposal would not unduly impact upon protected species as insufficient evidence has been submitted to assess the potential impact of the development on protected species in particular, bats. In the absence of such information the LPA cannot be satisfied that the proposed works would not cause disturbance to bats,

result in the loss of a bat roost or cause injury or death to bats and other wildlife within or adjacent to the site contrary to Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy 2008-2028 as well as the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 in determining development proposals.

3.

The applicant has failed to demonstrate that the proposal would be exempt from the mandatory Biodiversity Net Gain requirements or that the proposal is capable of achieving a 10% enhancement on the baseline value of the site as required by The Town and Country Planning Act 1990, Schedule 7A.

Addressing the first reason the design has been carefully re-assessed with close regard to the planning policies for developments of this type in greenbelt designations. Thorough detailed calculations are now submitted with the application to demonstrate the volume increase of the new dwelling when compared to the existing dwelling and garage is in line with policies.

The planning portal provides guidance on how the calculations are prepared and this resubmission has been submitted respecting this methodology. The existing house and garage when the calculator is applied by using the external measurements has an overall volume of 533 m³.

In comparison the proposed house an overall volume of 789m³. This equates to an overall volume increase of 48% and when this is assessed in conjunction with the position and footprint of the new house the impact is negligible. Refer to the volume calculations on the submitted sheet for clarification.

The house is a traditional brick faced two storey design maximise the potential of the open views. The proposal again carefully considers the impact of the new house on the residential amenity of the neighbouring property to the north. The garage has now been omitted from the scheme.

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.

The residential curtilage is proposed to be extended as the original application. The boundaries will include close boarded fencing and post and rail type fencing along with shrubbery planting and lawned areas. The proposed site plan demonstrates adequate car parking on the site with garden area to the house frontage.

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 hipped ends. The materiality includes facing brick with stone features to the openings and a traditional slate finish to the roof.

Ecology

The applicant has instructed the ecological consultant to assist with addressing the second and third reasons for the refusal by virtue of the completion of the emergent survey report.

With regard to the 'de-minimis' exemption for the mandatory BNG requirements the applicant is developing the site on the basis of the replacement dwelling being a 'self build' and therefore they have agreed to enter into a Planning Obligation By Way Of Unilateral Undertaking Under Section 106 Of The Town And Country Planning Act 1990

Access

The proposed site layout utilises the existing access to the site to service the dwelling. Including 2 parking spaces located at the side of the property in the location where the existing garage is. 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 (emergent analysis)**