

Design & Heritage Statement

Project No.: 2517
Project Name: Proposed rear garden fence and gate
Project Site: 9 Brookes Lane, Whalley, Clitheroe, BB7 9RG

Introduction:

This statement has been prepared on behalf of the applicant, to support a Householders Planning Application for a new timber fence and sliding electric gate at the rear of the house.

Site and Surroundings:

The site is located in Whalley, a residential village about 3 miles south of Clitheroe and 6 miles north-east of Blackburn.

The property is a mid-terraced dwelling and benefits from front and rear gardens as well as additional garden space, detached garages and off-street parking to the rear accessed via a private road.

The existing house is three-storey high with facing materials of brick & render walls, slate roof and black rain water goods. The rear boundary wall is 1.8m high (brick & render) with a timber gate. Neighbouring properties have erected timber fence to enclose their gardens. The detached garage block consists of three garages with one belonging to No.7 Brookes Lane.

The site lies within the Whalley Conservation area and is noted as 'Buildings of Townscape Merit' within the appraisal. The property is not listed.



View of garages & neighbours timber fence from private road



View of parking spaces & neighbours timber fence from private road

Planning History:

Relevant history available on Public Access for Planning (Ribble Valley Borough Council) web portal:

- 3/2023/0694 - Non material amendment to planning application 3/2023/0133 - granted
- 3/2023/0133 - Removal of rear conservatory & outbuilding and construction of single storey rear extension - granted.
- 3/1990/0181 - Double garage (off back street) - granted

Development proposal:

The proposal comprises:

Installation of a 1.6m high vertical close-board timber fence in a grey painted finish, matching similar neighbouring fencing in the area.

Installation of a 6m wide and 1.6m high sliding electric gate to provide access to the garden and parking area from the private road. The gate will consist of a black metal frame infilled with grey composite timber-effect cladding to complement the fence.

The proposed fence and gate will provide a secure and enclosed garden space, improving both privacy and safety for the occupants. The current rear boundary is exposed to regular pedestrians and vehicular movement on the private road which could lead to trespassing and unauthorised access. The boundary definition will also offer more private outdoor environment from passers-by.

Principal of Development:

The principle of enclosing this part of the site is considered acceptable. The area currently lacks privacy and is visually and physically open to the private access road. The proposed development seeks to enhance the usability and enjoyment of the site by creating a secure and enclosed garden area for the client.

Highways:

The existing off-street parking provision will remain unaffected. The sliding nature of the gate ensures that no obstruction will be caused to the private road during operation.

Heritage:

The site is within the Whalley Conservation Area.

The proposed development has been designed to be sympathetic to the character of the private road by matching materials, finishes and is consistent with neighbouring properties. The timber fencing and composite gate will not detract from the historic setting.

The proposed works are minor in scale and located to the rear of the property and will not have an adverse impact on the Conservation Area.

Conclusion:

The proposed timber fence and sliding gate will provide a secure and private garden enclosure in keeping with the surrounding properties. The materials, height and design will match with the local character and will not detract from the appearance or setting of the Whalley Conservation Area.

The proposal represents a modest and respectful enhancement of the applicant's amenity space, improving both privacy and security.