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Ms E Pickup, Assistant Planning Officer,
Ribble Valley Borough Council,
Council Offices
Church Walk,
Clitheroe
BB7 2RA

Dear Emily,

Re 3/2026/0090 Proposal: Proposed demolition of conservatory and replacement with a two-storey side extension. Replacement of window with patio doors on the rear elevation and rendering. Location: Riverside Lodge Sawley Old Brow Sawley BB7 4LF

I am writing to comment on the objection letter dated 3rd March published on the Council's website on the 11th March in relation to the above application.

The main thrust of the objection is the proposed use of render on the rear elevation of the house. As we have noted in the submitted Planning, Heritage, Design and Access Statement there are twentieth century dwellings near to the property which are finished in white render including the property next door Park House. See image 1, Spring Cottage see image 2 and Hillcrest see image 3. The use of white painted render is a common feature of the Conservation Area including notable buildings such as the Spread Eagle Inn which has light coloured rendered elevations facing the river. See image 4

As is described in the Planning, Heritage, Design and Access Statement the cluster of traditional buildings at Laneside to the north of the application site, also display rendered and white painted elevations. Further analysis of the village of Sawley within the conservation area, reveals that many of the twentieth century houses on the west side of Sawley Road, which runs through the centre of the village are finished in materials which includes large areas of white or light-coloured render. The use of light-coloured render as proposed will not appear as an anomaly in this context. See image 5-8

Indeed, the Conservation Area Appraisal under the section Architectural Qualities on page 11 describing the older buildings in the conservation areas states "*Some front elevations are rendered and painted with door and window surrounds painted in a contrasting colour*". The use of brick is

not mentioned in the Appraisal which suggests that it is not a notable material contributing to the character of the Conservation Area.

The objector states that Riverside Lodge *“is not in an isolated part of the village, nor is it set in a cluster of modern houses”*. It is fact that properties immediately surrounding Riverside Lodge are twentieth century buildings which can be described as a small cluster. Light coloured render is a common material used on these buildings.

Riverside Lodge is a sufficient distance away from the properties at Laneside not to be within the setting of these buildings as there is no direct intervisibility between them. Even so, the use of light-coloured render is not an alien material in the context of this part of the Conservation Area, in relation to twentieth century buildings and older historic buildings as has been described. The use of render is wholly appropriate in this context.

Riverside Lodge is set considerably back from the road and adjacent to neighbouring properties some of which are finished in light coloured render. It is well screened by the trees and shrubs in the garden of Riverside Lodge and its neighbours' gardens such that the proposed extension and change of materials will not appear anomalous. When viewed from Sawley Old Brow the dwelling is particularly well screened see images 9 and 10.

The property already has large patio doors, windows and a conservatory on the rear elevation. The existing patio doors are coloured anthracite. The proposed window and door arrangement continues this existing architectural language of the building.

As we have already quoted above the use of render in the conservation area is commented upon in the context of describing traditional building materials. The Objector refers to the section in the Conservation Area Appraisal which relates to threats and implies that modern render and large black upvc windows qualify as 'threat'. However, the Conservation Area Appraisal states,

“Many of the buildings in the conservation area have been adversely affected by the use of inappropriate modern materials or details.

Common faults include:

- *the replacement of original timber sash windows with uPVC, aluminium or stained timber windows;*
- *the loss of original plank and panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;*
- *the use of pink pebble dash or grey cement render as a wall covering;*
- *hard cement repointing used instead of the local lime-based mortar”.*

The threats in relation to the use of upvc and aluminium are where they replace original timber sash windows and the loss of plank or panelled doors which does not apply to Riverside Lodge. In relation to render, the criticism is against the use of pink pebble dash and grey cement render which is not the case here. It can also be taken that these 'threats' relate to alterations to historic properties where the use of the listed modern materials would be inappropriate.



1 Park House



2 Spring Cottage



3 Hillcrest



4 Spread Eagle Inn



5 The Brambles Sawley Road



6 Abbey Lea Sawley Road



7 The White House Sawley Road



8 The rear of the houses on the west side of Sawley Road taken from the road east of Sawley Bridge



9 View from adjacent to the Spread Eagle towards Ribble Lodge



10 View along Sawley Old Brow towards Ribble Lodge

We would be grateful if you would take these comments into account when reaching your decision.

Kind regards

Judith Douglas