


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0319	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/04/2021 and 20/05/2021	
Officer:	AD	
DELEGATED ITEM FILE REPORT:		Decision Refusal

Development Description:	Design amendments to previous approvals 3/2018/0455 and 3/2019/0467 for one 3 storey dwelling.
Site Address/Location:	Land Adjacent to 39 Clitheroe Road Whalley BB7 9AD

CONSULTATIONS:	Parish/Town Council
Noted.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
<p>Impacts on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report (Conditions re: access arrangements and parking and turning facilities being undertaken before occupancy and pedestrian visibility splay provision and prevention of vehicular visibility splay obstruction).</p> <p>United Utilities: Consulted, no representations received.</p> <p>RVBC Countryside: Consulted, no representations received.</p>	

CONSULTATIONS:	Additional Representations.
<p>Three letters received which make the following points/objections:</p> <p>Avoid nesting season in hedge removal; Uniformity of build material (stone) required; Design incongruous with no local distinctiveness despite proximity to Whalley Conservation Area. No respect to local vernacular in materials (stone, red brick, slate). Commercial in typology and materials (structural glazing and black cladding); Size – will dominate frontage to Maple Avenue and Clitheroe Road. Height, scale and massing concerns (floor area x3 that at appeal); Loss of mature screening at front because of additional parking spaces. Intrusive; Impact on trees and hedges – no updated Arboricultural report (2018) reflecting structure within 2m of Southern boundary and changes to the Northern boundary and previous owners felling.</p>	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Policy DMG1 – General Considerations.
Policy DMH3: Dwellings in the Open Countryside and AONB
Policy DME1: Protecting Trees and Woodlands

NPPF
NPPG

Relevant Planning History:

No pre-application advice has been sought.

3/2019/0467 -Reserved matters including appearance, landscaping, layout and scale for one dwelling approved under outline planning permission 3/2017/0849. PP granted 23/07/2019.

3/2018/0455 – Reserved matters including appearance, landscaping, layout and scale for one dwelling approved under outline planning permission 3/2017/0849. PP granted 27/07/2018.

3/2017/0849 - Outline application for one dwelling using the existing access off Clitheroe Road. PP granted 24/10/2017.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is in the open countryside close to but outside the Whalley settlement boundary.

The streetscene appears little changed from that shown on the 1933 OS map i.e. a ribbon-development of detached (largely stone-built but some render/brick) Victorian or Edwardian villas in landscaped grounds running north out of the settlement. The site is shown as a gap in this development (access to the fields to the west?) in 1933.

The site is well screened to the north and south but largely open to the west and east (Clitheroe Road).

Proposed Development for which consent is sought:

Planning permission is sought for “design amendments” to both previous reserved matters approvals. This includes an increase in height (including three storey elements), a new swimming pool/gym block, new rooflights, new fenestration types and glazed gables (west elevation).

Principle of Development:

Outline permission for a dwelling was granted in 2017 (3/2017/0849) and reserved matters applications (3/2018/0455; 3/2019/0467) have subsequently been approved.

Residential Amenity:

There is substantial tree screening to the north and south and significant building separation distances. However, the submitted Arboricultural Impact Assessment (July 2019) identifies removal of the southern hedgerow “in context of site landscaping” which has not been submitted (previous schemes have identified replanting i.e. both 3/2018/0455 and 3/2019/ 0467 “Remove in full and replace with native Hawthorn hedge, as indicated on Planting Proposals plan by Rycroft Associates”). Furthermore, the impact of the new swimming pool/gym block on existing or proposed landscaping along the southern boundary has not been explained. The impact of overlooking from the proposed structure (substantially glazed south elevation) cannot be fully gauged.

Impact upon the visual character of the area and streetscene:

The proposals echo the development approved in 3/2018/0455 (which includes the use of metal cladding and extensive glazing). However, incongruous elements have been added which detract from the development’s cohesion and result in harm to the character and appearance of the area including the mature Clitheroe Road streetscene:

- The multiplicity of window shapes and styles. Triangular -based (used only in the east elevation atrium previously), rhomboid and horizontally emphasised windows are not part of the vernacular and contrast to the contemporary but vertically emphasised (including horizontal windows broken into vertical lights) windows in 3/2018/0455;
- Rooflights (mostly horizontally-emphasised) and high level triangular - glazed apexes are conspicuous and break-up roof lines which are an important counter - balance to the high degree of fenestration (and high void:solid ratio) below;
- The swimming pool/gym building. Whilst the Proposed Site Plan suggests this to be stand-alone, the block and elevation plans show it to be a wing. This appears to be poorly articulated with the rest of the build because of its flat roof link, fenestration and contrasting materials (non-vernacular burnt timber).

The development is thus contrary to Core Strategy Policy DMG1 which identifies:

“all development must ... be sympathetic to existing and proposed land uses in terms of its ... style, features” and “particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character”.

“all development must ... be of a high standard of building design which considers the 8 Building in Context Principles (from the CABE/English Heritage Building on Context Toolkit” i.e. Principle 3 - a successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context; Principle 4 - a successful project will sit happily in the pattern of existing development and the routes through and around it.

The National Design Guide (MHCLG, 2021) states:

“Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including ... the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development” (paragraph 43).

“Well-designed places contribute to local distinctiveness. This may include: adopting typical building forms, composition, articulation, proportions, features, materials, details, patterns and colours of an area; drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings ... creating a positive and coherent identity that residents and local communities can identify with” (paragraph 56).

Highways:

The comment of LCC Highways has been considered.

Observations/Consideration of Matters Raised/Conclusion:

The proposal is harmful to the character and appearance of the area and is contrary to Policy DMG1 of the Ribble Valley Core Strategy.

RECOMMENDATION:

That planning permission be refused for the following reason:
The proposed development is harmful to the character and appearance of the area including the Clitheroe Road streetscene because of its fenestration (including conspicuous and incongruous triangular-based, rhomboid and horizontally emphasised windows), roofscape (including conspicuous and incongruous horizontally-emphasised rooflights and glazed apexes) and conspicuous and incongruous swimming pool/gym wing (flat roof link, fenestration and materials). This is contrary to Policy DMG1 of the Ribble Valley Core Strategy.