

# Peter Hitchen Architects

## **Peter Hitchen Architects Ltd**

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
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## **APPELLANT STATEMENT**

### **PROPOSED NEW ACCOMODATION POD AT THE 3 MILLSTONES, WEST BRADFORD**

#### **THE SITE**

The site comprises of an altered late 18<sup>th</sup> Century public house. It is located within the village of West Bradford. It sits at the back of pavement, taking access to the pub direct from the pavement, and also from the car park to the side and rear. It comprises of a 2 storey vernacular building, stone slate over whitewashed rubble stone.

West Bradford is located approximately 2 miles to the north of Clitheroe. The proposals building is on the southern side of Waddington Road, and to the east and south is a car park to the pub, whilst to the north is a terraced row of cottages. To the rear of the building, (west), is an area of open land and a car park.

Historic maps showing the development of the site from the 1840s to the present day are available. The mapping confirms that the building was extended to the east in the 19<sup>th</sup> century. The interior of the building has been altered over the course of time. The original form has been altered via a new ground floor extension to the rear, and the public house has a contemporary décor and feel.

A new accommodation annex has been constructed as approved under planning reference 3/2014/0614 and most recently the first floor area has been the subject of a recent planning approval under reference 3/2018/0956 to accommodate 5 additional guest bedrooms.

The building is Grade II Listed, and is also located within the West Bradford Conservation Area.

#### **THE PLANNING APPLICATION (Planning application reference 3/2019/0554)**

The application submitted on 21 June 2019 demonstrates the construction of an independent structure to accommodate a further bedroom with en suite accommodation. The building is to be built on vacant land which is currently redundant at the rear of the property.

The design shows a mono pitch timber clad building with a small external patio area. The roof will be clad in zinc which reflects the materiality of the neighbouring property and the annex to the public house. The elevation to the south aluminium framed glazing incorporating the entrance into the room. A new timber fencing is proposed to define the pedestrian route to the existing building and to offer privacy to the new pod.

The architectural aesthetic blends with the recently approved annex structure as well as the neighbouring site at Barnsteads Barn and ensures that the original building is not compromised.

## **THE PLANNING REFUSAL**

**The proposal was refused planning permission on 27 September 2019 and the two reasons stated are as follows :-**

*The proposed development would be harmful to highway safety because of the width and form of site access and harmful to highway safety and residential amenity because of insufficient parking provision leading to a reliance upon on-street parking. This is contrary to Ribble Valley Core Strategy Policy DMG1.*

*The proposal is harmful to the setting of the listed building because of its prominence (at first floor level in views from the east), incongruity (first floor timber fencing; large extent of glazing; mono-pitch roof increasing in height away from historic build) and compromise to important remaining views of the listed building back wall (further infill of the immediate historic curtilage shown on the 1840 and 1880s Maps). This is contrary to Ribble Valley Core Strategy Policies DME4 and DMG1.*

The appellant contests the first reason on the grounds that the previous application for the 5 additional bedrooms was unanimously approved by the committee members at RVBC and the addition of this bedroom is an insignificant increase in accommodation and will not compromise highway safety. The car parking area is a large footprint of the overall site and there is excellent visibility onto the road with good manoeuvring space.

No objections were received from the local community to the application and there is a strong level of support for this establishment and its continued use.

The appellant contests the second reason on the basis that the proposal is at the rear of the property and occupies a redundant portion of site. It is an independent structure and designed in order not to 'compete' with the heritage of the listed building. The proposed building is small in comparison and its position is adjacent to a blank elevation of the public house.

The structure is to be timber framed and can be dismantled in a way that will not affect the listing status of the existing building. The proposal cannot be seen from the east as it is concealed by the kitchen wing and a first floor rear wing. The proposal is another addition to the established use within the overall context of the site.

The principal views of the listed building are from the north and east from the car park and this proposal does not compromise the setting.