

Proposed demolition of stone boundary wall and creation of two storey extension to accommodate ground floor retail space and a first floor one-bedroom flat; 3 Accrington Road, Whalley. BB7 9TD

Planning Appeal Statement of Case

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1 Introduction

- 1.1 This appeal is made under section 78 of the Town and Country Planning Act 1990. Under planning reference 3/2016/0387, the planning authority has refused permission for alternations and extensions to the appeal premises.

2 The Appeal Proposal

- 2.1 Planning Application 3/2016/0387 was submitted to Ribble Valley Council on 27 April 2016; the development proposed was: Proposed demolition of stone boundary wall and creation of a two storey extension to accommodate ground floor retail space and a first floor one-bedroom flat. Permission was refused on 20 June 2016 for the reason set out in the decision letter attached hereto.

3 The Development Plan

- 3.1 The Core Strategy

Key Statement EN5–

Development Strategy

Policy DMG1 –

General Considerations.

Policy DMG2 –

DME4-

National Planning Policy Framework (NPPF)

4 The Case and the Planning Balance

- 4.1 It is respectfully submitted that there are 2 issues for consideration in this appeal:
- The effect of the proposed alterations and extension upon the essential character of quality of the Conservation Area;
 - The effect of the proposed alterations and extension upon the wider context of safeguarding national heritage and cultural assets.
- 4.2 In assessing this proposal, the development Plan is a material consideration. The relevant policies have been considered and referred to in putting together this appeal statement.
- 4.3 In appraising the overall context of the proposal, it is submitted that the development is fully supported by the advice contained in the National Planning Policy Framework which clearly states that there is a presumption in favour of approval for sustainable development, together with the policies in the Development Plan and Adopted Core Strategy.

Effect upon a Building of Townscape Merit

- 4.4 The Local Planning Authority (LPA), in its decision notice refers to the fact that the proposal will have a significant and adverse effect upon "a building of townscape merit". The appeal premises is not a listed structure, is not attached to any such structure nor does it lie adjacent to any such structure. Indeed, the appeal site presents a gap in the main road frontage which contains a mixture of two and three storey buildings in both commercial and residential use with ground floor commercial and first floor residential. At the present time, this "gap" in the frontage does little to enhance the character and quality of the Whalley Conservation Area. Indeed, in the Conservation Area Appraisal, there is no mention of the appeal site making any such contribution to its overall character.
- 4.5 Therefore, it is respectfully submitted that the appeal proposal has no adverse impact whatsoever upon the status of either this particular building or, indeed, any listed building within the immediate vicinity or the wider Conservation Area.

Effect upon the Conservation Area

- 4.6 The starting point for consideration of the proposal and its effect upon the Conservation Area is whether or not the extensions and alterations are so inappropriate and out of scale that they cause harm to the character thereof by detracting from the essential qualities and characteristics that contribute to and define the Conservation Area. If the proposed development does not detract from the essential character of the Conservation Area then national and local planning policy clearly states that the development must be approved.
- 4.7 The Conservation Area was designated in 1972. There has been a more recent appraisal but that did not alter its status or materially alter its boundary. Since its designation there has been significant new development within Whalley, both within the Conservation Area and on its fringe. Today, there is even more new development within Whalley, principally residential development. The appeal site has a frontage to Accrington Road, one of the main thoroughfares through the village Centre. It lies close to the junction with Clitheroe Road around which are 4 prominent public houses, one of which is vacant but, it is understood, shortly to open as a supermarket.
- 4.8 The appeal premises are an existing shop with a first floor studio accommodation above. There is an open yard area to the rear. The building has a frontage to Accrington Road and a rear aspect facing a public car park. Further, at the rear of the premises is a first floor terrace which provides an access area to the other flats.
- 4.9 The appeal building is a traditional two storey construction with a mixture of coursed and random natural stone and render with a natural slate roof finish. The frontage to Accrington road is hard up to the pavement. The yard area which is the site for the proposed extension is located between 3 Accrington Road and the existing retail unit, a butchers shop, 5 Accrington Road. This yard area is vacant. The appeal proposal will simply fill a void within the frontage. At the present time, this void does not provide any substantial, significant or important views into or out of the Conservation Area. Indeed, there is no mention of this "gap" or of its importance in the Conservation Area appraisal.

- 4.10 It is respectfully submitted that the appeal proposal will have no adverse effect upon the character and setting of the Conservation Area; it complies fully with the requirements of national and local planning policy in this regard.

Appropriateness of the development in terms of form, scale & massing

- 4.11 The appeal proposal shows the redevelopment of the entire footprint area of the yard which is an extension of No 3 incorporating additional retail space with an illuminated showroom window facing the main shopping street in this part of Accrington Road. At first floor, there is a new apartment which is accessed off the existing terrace at the rear. The first floor accommodation includes a mezzanine bedroom area and external deck area. The design is informed by the context and relationship of Nos 3 and 5. It is effectively an infill proposal utilizing all the available space. The external materials are to be coursed natural stone to the Accrington Road frontage and the new gable wall above the roof and terraced at the side. The rear elevation and gable facing No 5 is to be painted render. The proposed roof is to be natural slate and the roof pitch matches the existing building and continues up to the new ridge height. This is higher than No 3 but lower than No 5. There is a new glazed shop front to Accrington Road with timber windows to include a corner glazing detail.
- 4.12 Drawing numbers PHD/DAR/100 & 200 set the full context of the proposal in elevational and plan form and are to be read in conjunction with the Statement prepared by Peter Hitchen RIBA.
- 4.13 The design solution has been very carefully considered within its setting and comparative mass. The proportions of the openings in the street facade reflect and mirror the dimensions of the windows of the adjoining property. The material choices are traditional and are sympathetic with the environment. It is worth pointing out that we are aware that the immediate environment is a mixture of building styles massing and heights. We have included an auxiliary street view looking down Accrington Road in order to assist in demonstrating that the 'infill' design is entirely appropriate.
- 4.14 The proposal shows the eaves line to be consistent with the adjoining building and the roof pitch is the same with the slope continuing to a higher ridge but still significantly lower than the neighbouring building. The height is informed by the need to create the bed mezzanine within the accommodation.
- 4.15 The appeal site is in an entirely sustainable position; it is located within the centre of Whalley and occupies a position within a frontage of ground floor commercial properties with living accommodation above. There are two public car parks within very close proximity to the site. Further, Whalley is served by a half hourly bus service to Clitheroe, Blackburn and Burley with an hourly service to Preston/Skipton. There is a bus interchange within 50 metres of the appeal site

5 Planning Conditions

- 5.1 A condition that requires the development to be carried out in accordance with the details contained in the submitted plan/s is acceptable.

6 Conclusions

- 6.1 Planning permission is sought for the demolition of a stone boundary wall and the creation of a two storey extension to accommodate a ground floor retail space and a first floor one-bedroom flat. The site occupies a sustainable location within Whalley town centre.
- 6.2 The scale, form and massing of the development is proportionate and in keeping with the overall character of the host building and the immediate locality.
- 6.3 The appeal proposal will have no adverse effect upon the status of any listed building within the immediate vicinity; will have no adverse effect upon the character of the Conservation Area and will have no adverse effect upon any designation at either regional or national level in terms of safeguarding significant cultural or heritage assets.
- 6.4 The proposal does not prejudice the overall development strategy set out in the Core Strategy or the provisions of the National Planning Policy Framework.
- 6.5 It is respectfully requested that the appeal is allowed and planning permission granted for the development set out in application 3/2016/0387 and dated 27 April 2016.