

Applicant Statement to support the Appeal regarding the proposed single storey extension to the rear and side of 10 Chatburn Park Drive, Clitheroe, BB7 2AY

Planning application: 3/2014/0447 Ribble Valley Borough Council

Validated 16 May 2014 – Refused 14 July 2014

Case Officer Adam Birkett

Reason for refusal

The proposal by virtue of its design and massing is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft including Proposed Main Changes). It would result in an incongruous addition that would detract from the original dwelling and impact adversely upon the visual amenities of the street scene.

Applicant statement

“The general locality of Chatburn Park Drive and Chatburn Avenue is characterised by a mixture of bungalows and two storey houses of a variety of designs and also with a variety of external materials.”

This is taken from the most recent planning application on Chatburn Park Drive and Chatburn Avenue relevant to our application (3/2011/1031/P, related to planning permission 3/2011/0547P for 24 Chatburn Park Drive), and is the description given by Ribble Valley Borough Council. Both the design of houses and use of materials on Chatburn Park Drive are described as being of a “variety”.

This application (3/2014/0447) represents a single project to extend and improve the use of existing space within 10 Chatburn Park Drive. Other than a small lean-to built around 20-years ago the property is as it was when it was built around 50-years ago.

The key aims of the project and application are to:

- Extend to the rear of the property in line with neighbours' own extensions and within the limits of permitted development rights;
- Demolish and replace the existing garage to create a study area;
- Demolish and replace the existing 'lean-to' and extend to join rear extension thereby establishing a single wrap-around structure.

Addressing these aims through a single project and application is considered beneficial for reasons of:

- Economies of scale;
- Cost;
- Access to build;
- Integrating new services – new boiler, relocated electrics, relocated drains;
- Design – achieves a single integrated look rather than piecemeal ad-hoc interventions.

In replacing the garage structure we seek to do two things and in so doing alter the appearance to the front of the house:

1. We seek permission to extend the property by 150mm to the side of the house. The existing garage is a single brick mono pitch structure. To maintain the internal area whilst enabling an appropriate cavity wall to be constructed we would seek this modest increase to enable this. The proposal would not compromise access for buggies, wheelchairs or bins or impact on the amenity of the neighbouring property.
2. We seek permission to extend forward of the existing garage footprint to be in line with the front door of the property. This is not unusual for the area. No 39 Chatburn Park Drive (A) has implemented a change to its property with a new garage structure and room above which extends in line with the bay window at the front. Our proposal masses less therefore in terms of encroachment to the front and in terms of scale.



Inevitably through replacing the garage with a new space, the application alters the appearance to the front of the house. Our proposals seek to integrate with the existing appearance of the property albeit using modern materials. We note that the condition of the concrete tiles on the property is poor. In 2013 we installed solar panels and the brittle condition of the existing roof tiles was exposed, many being wafer thin in places and crumbling under little pressure. Neighbouring properties have recently undertaken to replace their roof tiles with new owing to their poor condition, the houses now being 50-years old. Irrespective of this planning application it is likely that we would consider replacing these tiles in any event and introducing a different material to that currently in situ.

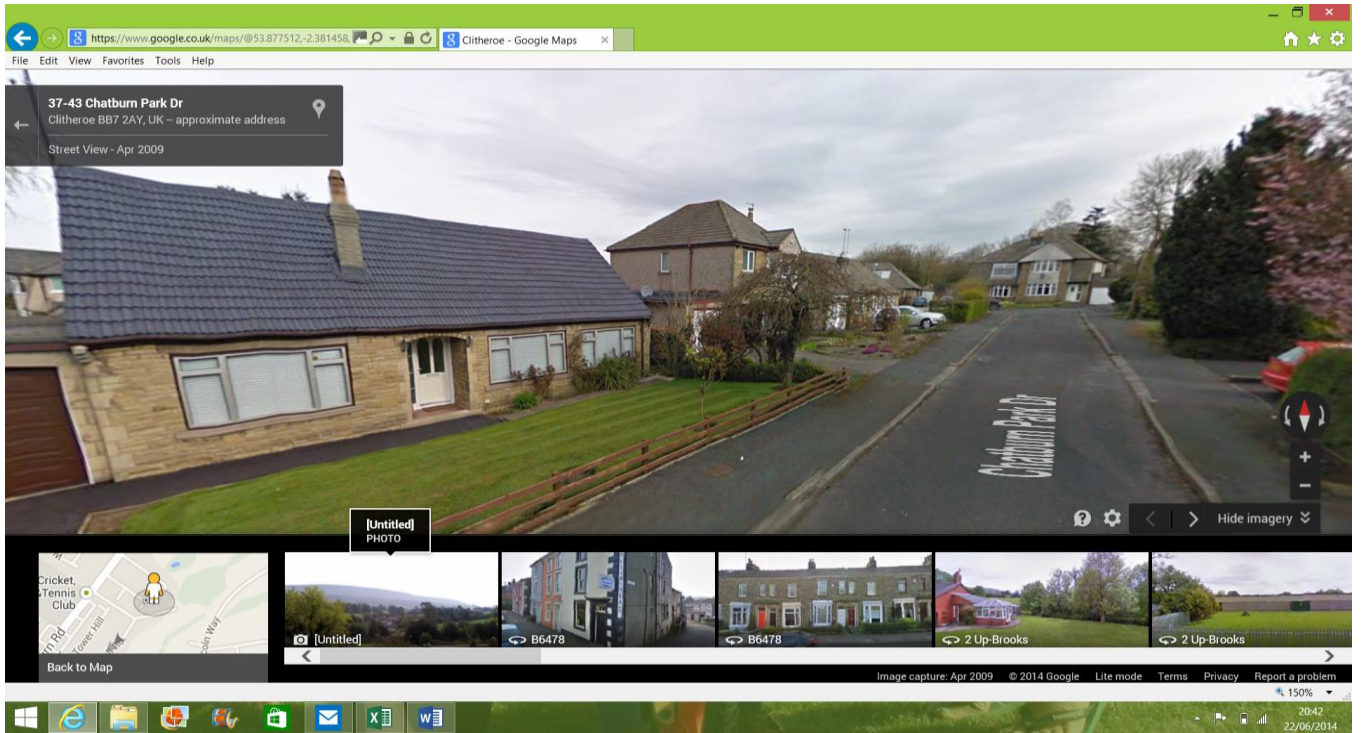
Nonetheless our proposal maintains the distinctive slope adjacent to the first floor bay window, albeit with a new material which will not be out of character with the area. We see this change as being not dissimilar to the way that wooden windows and doors have been replaced in many properties by UPVC, where wooden garage doors have been replaced by newer materials, where pebble-dashing has been painted or replaced with a plain render, or where solar panels and satellite dishes have been added to properties to improve their efficiency and use as domestic property.

Our proposal also seeks to alter the line of the existing garage roof, which slopes away to the side of the house, with a roof line which slopes away from the front towards the back of the house, doing so twice. The principal reason for this is to maximise natural light. We are well aware of the asset that the property benefits from in terms of accessing direct sun light. Our solar panels generate in a 12-month period more electricity than we as a household consume in electricity. Having roof alignment as proposed gives the option to either increase our number of panels or to install Velux windows that would cascade light into the new space, in particular to the new study area. Retaining the same roof slope as present would not enable us to achieve this.

In terms of forward facing windows at the front of the property our proposal seeks to match the proportion of the existing window that is cased directly next to the front door. It is our intention to mirror this window's proportion 3 times, evenly spaced, within the new extension. We would like to have the option to include a smaller window above these as shown, but would be content to withdraw this if required. As well as being in proportion with existing, these windows would maximise natural light in the new space, thereby reducing reliance on artificial light and energy use.

In terms of materials, we note that the properties in the immediate vicinity also have walls that are a mixture of stone and render, and the predominant roof material is small, dark coloured plain tiles (i.e. tiles with a flat profile). We would not deviate from this architectural language. In terms of the front of the property we are proposing to replace the concrete tiles with an alternative cement based composite material.

Finally, in terms of "design", "massing" and "incongruous design" we refer back to 24 Chatburn Park Drive (B). We note that this property was recently demolished and replaced with an entirely new building, the scale and look of which bears little direct resemblance to the original bungalow that it replaced, as can be seen below; its scale, internal volume and physical footprint is greater than the original and proportionally a greater increase than we are seeking to achieve. In being replaced the balanced original layout and level of uniformity with neighbouring dwellings that existed on Chatburn Park Drive was also lost, giving further rise to the "variety" of designs and use of materials described at the start of our response here.



The proposal is contrary to Policy G1 of the Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety. This is due to the loss of one off-street parking space.

To offset the loss of a parking space through the reuse of the garage additional provision will be made at the front of the house through extending the drive area, as has been used on several other properties in the area (#s 9, 13 & 23 Chatburn Park Drive).

This refusal reason was only put forward with the decision notice and could have been rectified prior to determination through consultation with the applicant.

We further note that, following notification and consultation, no objections have been made by any of our neighbours to our proposals.

We also note that we offered an extension to the determination date to allow for time to resolve outstanding issues through discussion with the local planning authority, but this was declined.

We therefore request that the decision is overturned and that this appeal is granted.

Regards

Relevant local examples

Below are a select number of photographs of examples of properties adjacent to or within very close proximity to 10 Chatburn Park Drive which we believe give precedent to our application submitted to Ribbles Valley Borough Council and should have been given due consideration in the context of our planning application.

10 Chatburn Park Drive is marked with an *; properties shown through a capital letter.



Scaling & Massing



A.

39 Chatburn Park Drive, as referenced within the Applicant statement, is an identical property in many ways to 10 Chatburn Park Drive, albeit the first floor bay window has been changed. We note however that this property has been allowed to both extend to the side and come forward of the original garage; this build comes further forward than we propose to come out in that it is forward of the front door. Our proposal masses less therefore in terms of encroachment to the front and in terms of scale.



B.

24 Chatburn Park Drive is also heavily referenced in the Applicant statement. We note the words of Ribble Valley's Planning Department as part of its determination, the fact that the property has been completely rebuilt not in a direct replica form, and that the new footprint and internal volume is larger than that which originally existed.



C

Similar properties in design and date have been allowed to both extend outwards and upwards in the immediate vicinity. This photograph shows 10 and 12 Warwick Drive.



D.

Several properties have extended in advance of their original footprint. This is an example of a porch added to the front of 3 Warwick Drive.

Incongruence



E.

12 Chatburn Park Drive is the immediate neighbour property to 10 Chatburn Park Drive. Number 12 has a prominent dormer visible to front and rear of the property.



F.
Plain render on new and old has enabled the new building here to blend with the existing, rather than new and old be kept separate or the new build forced to adopt the original style and design; in this case it would have been to repeat a pebble-dash. This example is 99 Chatburn Road.



G.
The original concrete tiles on some properties in the area are beginning to fail and are slowly being replaced. This example is 9 Warwick Drive.



H.

As Ribble Valley's Planning Department state, Chatburn Park Drive and surrounding streets are of a variety in their design and use of materials. This variety is increasing as tired original materials are changed, on this photograph from 4 Somerset Avenue the roof tile colour and material.