

Daniel Wood Architects



Design + Access Statement

027 - The Black Horse Conversion + Extension

Ribble Valley Developments

23-01-2022

Revision A 01-09-2020

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1.0 Introduction

1.1 Site Location



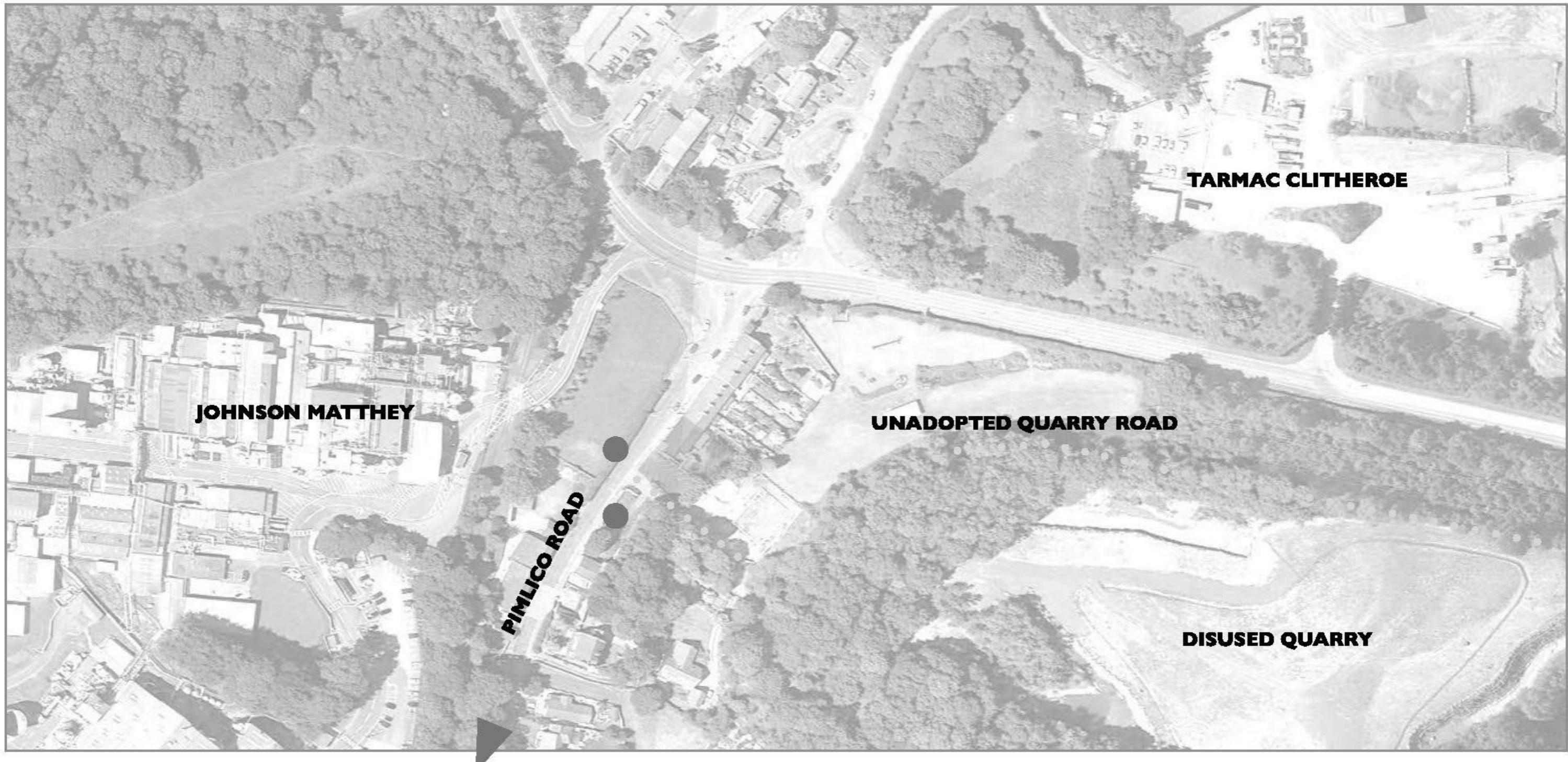
This Design and Access Statement has been produced in support of a Full Planning Application for the redevelopment of The Black Horse Inn on Pimlico Road, Clitheroe. The Development includes the conversion of the Public House into 4 new dwellings and an extension to include 2 new dwellings.

Planning permission was previously refused for two similar schemes in 2019 and 2020, a revised scheme now seeks to obtain a planning approval having assessed the reasons for refusal and improvements made to the overall appearance of the scheme.

Aerial view of site and surrounding landscape

1.0 Introduction

1.2 Site Context



Aerial view of site and surrounding landscape

Clitheroe Train Station
10 minute walk
5 minute cycle
7 minute Bus

Bus stops

1.0 Introduction

1.2 Site Context



Street view of The Black Horse Inn

The Black Horse Inn is part of a traditional stone terrace fronting Pimlico Road. There is a mix of stone and render to the front and rear of the properties, with natural slate roofs.

The location can be classed as sustainable and is situated very close to Clitheroe Town Centre, with good bus links and 10 minutes by foot.



View from the existing car park



View from the top of the site looking North West

1.0 Introduction

1.3 Site Photographs



View from the unadopted quarry road



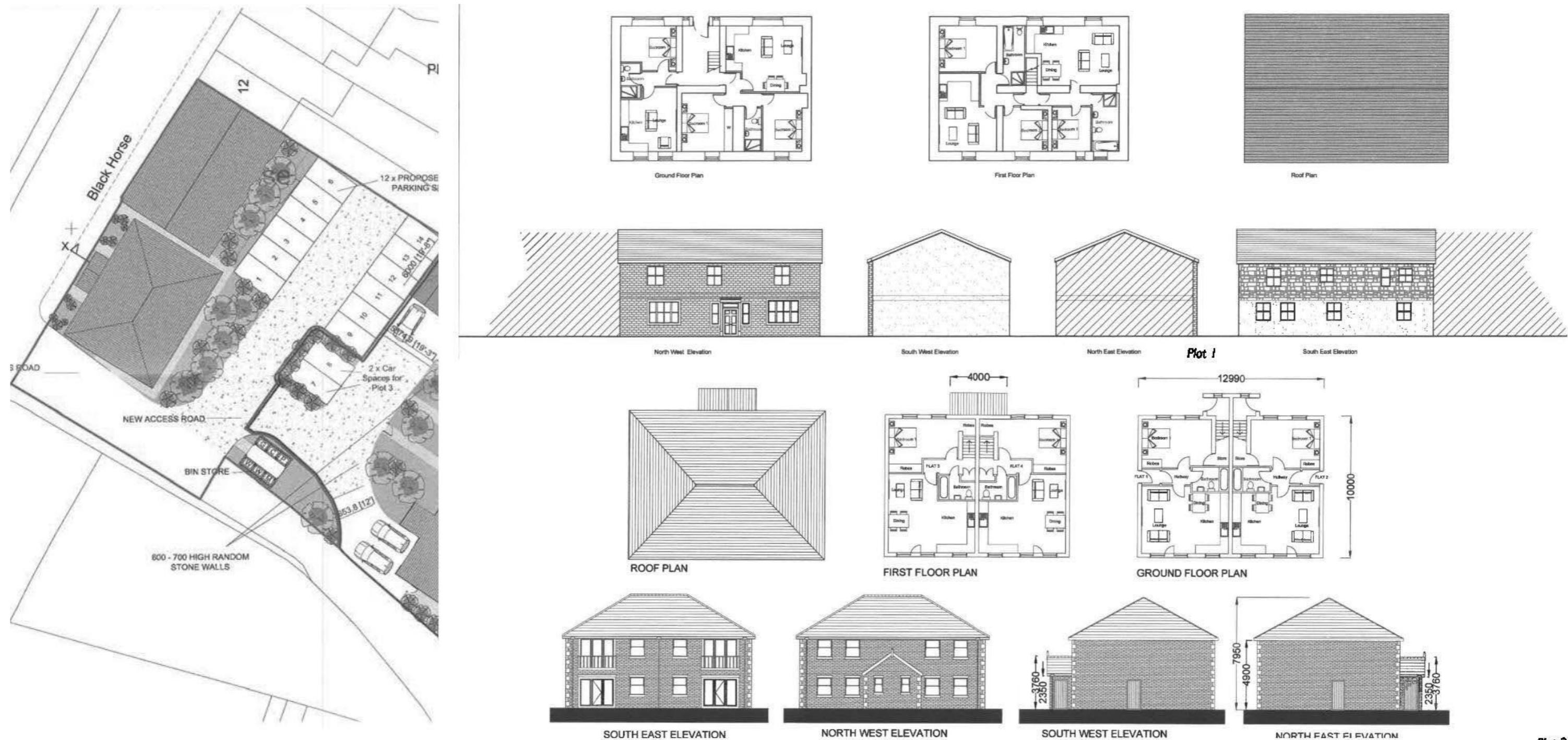
Rear view of neighbouring properties



Access road connection to Pimlico Road

1.0 Introduction

1.4 Planning History



A previous planning application, 3/2018/0919, included the conversion of The Black Horse Inn and construction of a detached new build apartment block. In total providing 8 domestic units.

The application was refused on 15/01/2019 with the two reasons for refusal relating to the external appearance and character and the loss of employment generating

floorspace without sufficient justification.

It is considered that the detached block of flats was not in keeping with the existing terrace and public house both in terms of massing and appearance.

The existing terrace is linear with a simple roof form. The detached proposal, with the hipped roof and overhanging

eaves was an inappropriate addition.

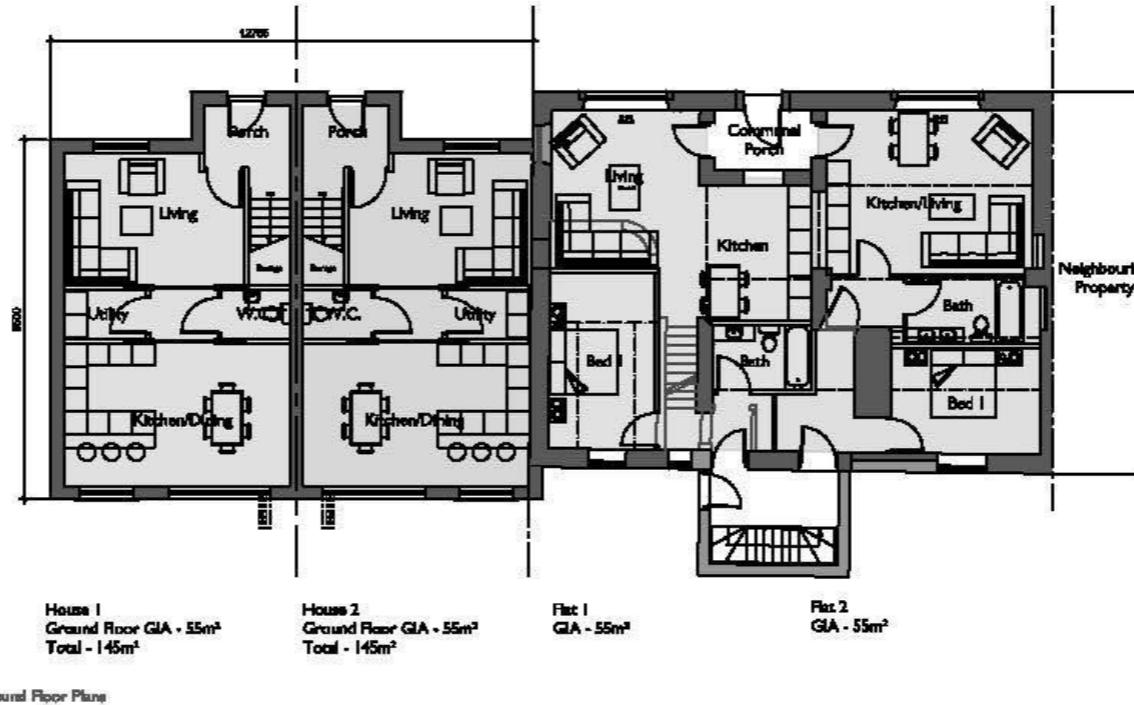
The fenestration layout and detailing did not relate well to the existing terrace. A re-submission, 3/2020/0367 was submitted, seeking to resolve these issues, with the external appearance and character better relating to the existing and neighbouring properties.

The proposed appearance and character was more sympathetic both in terms of massing and appearance.

Additional evidence was also submitted in order to demonstrate the lack of viability of The Black Horse Inn as a commercial premises.

1.0 Introduction

1.4 Planning History



The re-submission, 3/2020/0367, was subject to design changes within the application process, in the attempt to alleviate concerns of the planning department, relating to appearance, including the removal of the proposed front porches; alignment of the new block with the existing terrace; and provision of a pedestrian access between the car park and building entrances on Pimlico Road.

1.0 Introduction

1.4 Planning History

Appeal Decision APP/T2350/W/20/3265544



Appeal Decision

Site Visit made on 4 May 2021

by Mr M Brooker (Inspector)

an Inspector appointed by the Secretary of State

Decision date: 19 July 2021

Appeal Ref: APP/T2350/W/20/3265544

Black Horse Inn, Pimlico, Clitheroe, BB7 4PZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ribble Valley Developments against the decision of Ribble Valley Borough Council.
- The application Ref 3/2020/0367, dated 25 April 2020, was refused by notice dated 28 September 2020.
- The development proposed is described as "change of use and extension of the Black Horse Inn to residential dwellings and associated landscaping and parking.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the appeal property and the surrounding area.

The application was refused and lodged as an appeal, which was subsequently dismissed. The reasons for dismissal can be summarised as follows:

1. The proposed raised ridge height was at odds with the existing terrace.
2. The proposed flat roof wall dormers to the rear elevation were not in keeping with the simple form of the existing terrace.
3. The proposed stairwell to the rear elevation was at odds with the simple form of the existing.

7. While the appellant details that the proposed scheme has been designed to mirror the existing step in the roof height. Nonetheless, I saw at the site visit that the resulting development would harm the simple profile of the roof form and scale of the building. Consequently, the appeal scheme would harm the character and appearance of the appeal property and the surrounding area.
8. To the rear elevation, the proposed development would considerably alter the roof and rear elevation of the property, with the creation of 'wall dormers' to the upper floor and the creation of a rear extension. The submitted plans show that the alterations would remove the simple character and appearance of the existing property, almost in its entirety.
9. The appellant details that the dormers are designed to reflect those that could be built as "*permitted development on a terraced dwelling*" and that a rear box style dormer has been erected to the rear of one of the properties using permitted development rights. Furthermore, the appellant asserts that other householders could follow suit. However, I have no substantive evidence to suggest that other residents intend to create such dormer extensions.
10. I note that some demolition work has already been carried out at the property and as such the rear elevation is now more simple and less cluttered than it was previously, I have given this matter consideration in reaching my conclusion. Furthermore at the site visit I noted that the rear elevation of the property, while subject to limited visibility from wider public viewpoints would nonetheless be visible from local residential properties and the adjoining road.
11. To conclude this main issue, the appeal scheme would harm the simple visual appearance of the appeal property and thus appear as an incongruous addition harming the character and appearance of the appeal property and the surrounding area contrary to Policy DMG1 of the Ribble Valley Borough Council Core Strategy

These reasons for dismissal are in line with RVBC's reasons for refusal, as such these comments have formed the brief for a scheme redesign.

2.0 Proposals

2.4 Scale, Massing & Appearance



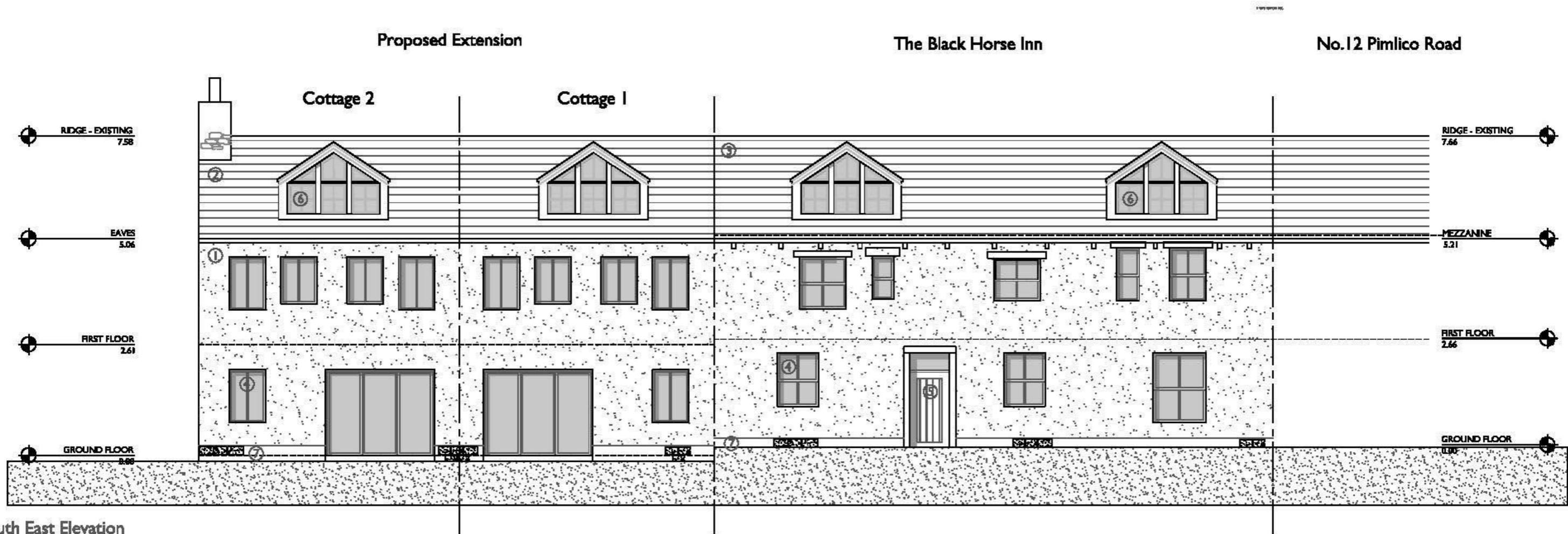
The proposals for the current application have been developed in order to address the reasons for refusal and dismissal by the Local Authority and Planning Inspectorate respectively.

In line with the planning inspectorate and RVBC comments the following changes have been made to the scheme:

1. The existing ridge height has been maintained for the existing public house conversion and carried through into the proposed extension of the terrace.
2. The external rear stair well has been removed from the proposals.
3. The flat roof wall dormers have been replaced with traditional pitched dormers, pushed further back into the roof slope and reduced in size.

2.0 Proposals

2.5 Scale, Massing & Appearance



It is also a significant consideration that a flat roof 'box dormer' has been constructed on the rear roof slope of one of the properties, further along the terrace.

The dormer style is modern, large, and highly glazed. This significantly impacts the simple and continuous nature of the terrace, when viewed from the rear. It is therefore reasonable to assume that the permitted development rights of the other properties will be utilised in future to construct more dormers of this nature along the terrace.

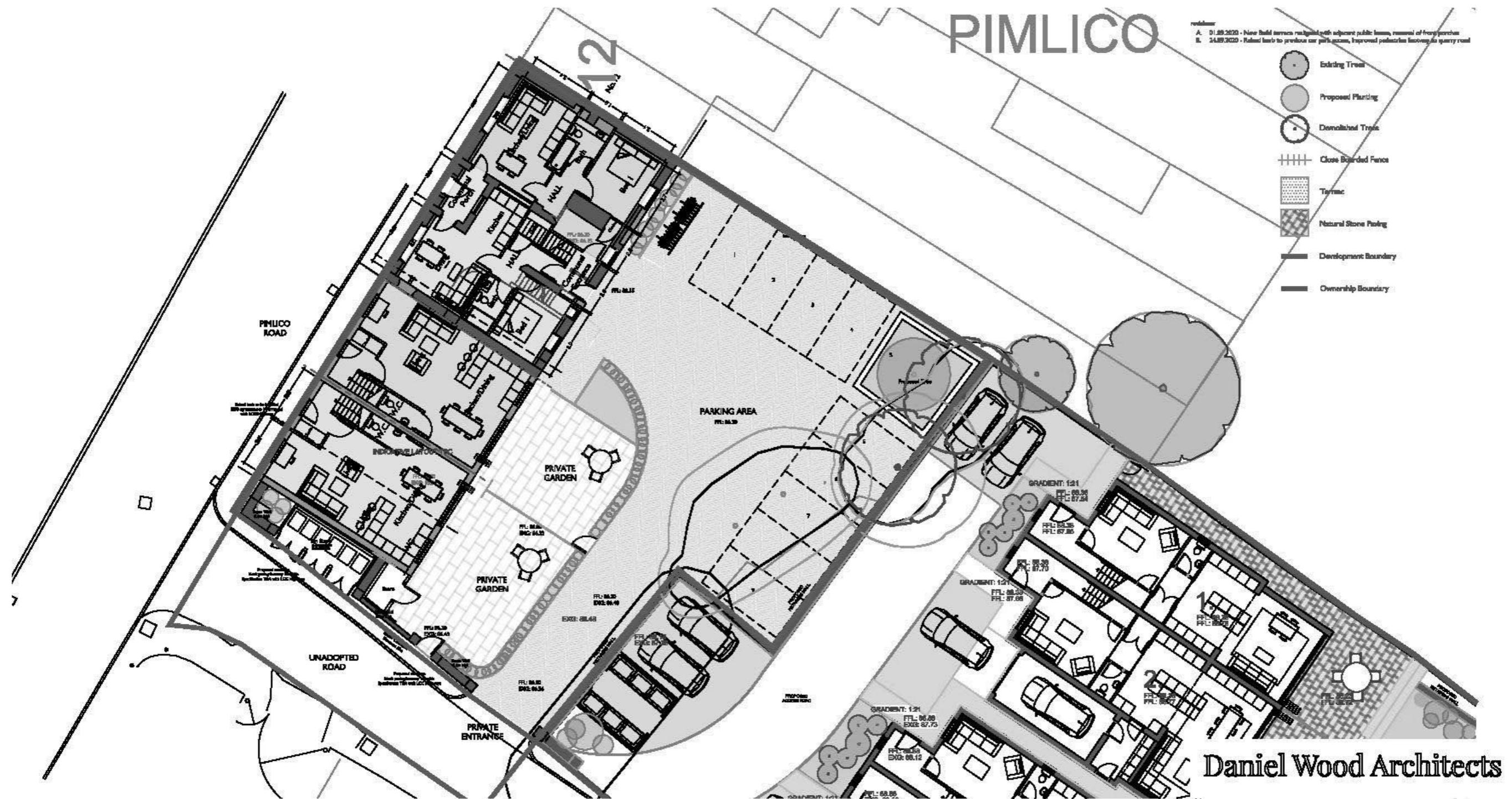
The dormers proposed within the newly submitted scheme are traditional in style and appearance, which sit more comfortably in the context of the heritage asset than that which has recently been constructed, or could indeed be constructed on each of the remaining dwellings.

The simple, unadorned appearance to the rear roof slope of the terrace is now lost.



2.0 Proposals

2.2 Access & Layout



The site layout remains unchanged, as no comments were raised by The Appeal Inspector or Case Officer throughout the previous application process and consists of two private rear gardens related to the houses within the extension and a rear shared parking area.

The site is accessed from the unadopted quarry road, with the access to the parking area moved slightly from its

existing location.

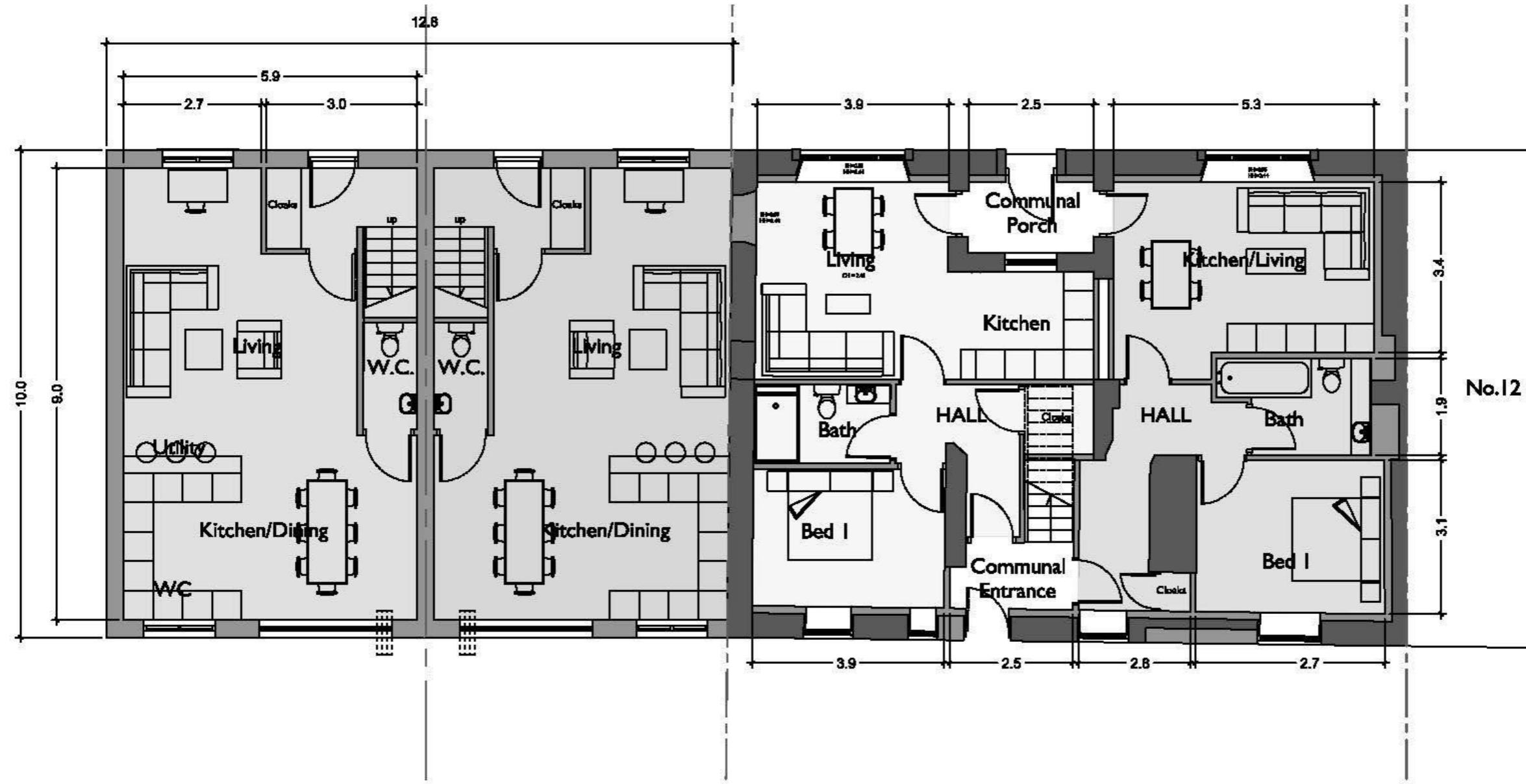
There is 1 parking space allocated to each dwelling with 2 spaces allocated to the 4 bed flat. This parking provision is considered more than adequate with the sustainable location, as well as the on street parking on Pimlico Road.

There is also the provision of bicycle storage to encourage

Communal bin storage is also provided and housed within a timber store and accessed from the unadopted quarry road adjacent to Pimlico Road.

2.0 Proposals

2.1 Layout, Use & Amount



Cottage 1
4 bed
Ground Floor GIA - 55m²
Total - 110m²

Cottage 2
4 bed
Ground Floor GIA - 55m²
Total - 110m²

Flat 1
1 bed
GIA - 46m²

Flat 2
1 bed
GIA - 49m²

The development includes 6 residential units, 4 flats contained within the existing Public House and two houses within a side extension.

Total Proposed GIA = 600m²

Cottage 1	= 110m ² (4 beds)
House 2	= 110m ² (4 beds)
Flat 1	= 46m ² (1 bed)
Flat 2	= 49m ² (1 bed)
Flat 3	= 59m ² (2 bed)
Flat 4	= 44m ² (1 bed)

Client: Mr Dominic Giles

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4.0 Summary

This proposal has been adapted throughout the course of two previous planning applications, and following feedback from an appeal dismissal. The outstanding design issues that were raised in the previous refusal (and appeal dismissal) have been addressed within this scheme submission.

The main key design aspects that have been changed are as follows:

1. The proposed ridge height has been reduced to match the existing terraced row
2. The rear external stairwell has been removed
3. The flat roof box dormers have been replaced with smaller, set back pitched dormers, more in-keeping with the age of the existing terraced row.

It is clear that the rear elevation of the existing terraced row is more varied than the front, displaying a range of styles of extension and, more recently, the construction of a large modern box dormer to the rear of one of the properties. Furthermore the rear of the terrace is far less prominent than the front, and cannot easily be viewed from any public highway.

The proposed mass, scale, and style of the proposed extension is modest and in-keeping with the heritage asset. The applicant has compromised greatly from the original design that was submitting, taking on board all comments raised by the Case Officer and Appeal Inspector.

The current public house is in a poor state and visually detrimental to the area, if the heritage asset cannot be viably developed it is in danger of being lost altogether by falling further into state of disrepair.

The proposals aim to restore the building to a good state of repair, as such it is deemed that the proposals will now have a positive impact on the heritage asset.

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