Nicola Gunn

Subject: Attachments:



From: Carol Clarke

Sent: 06 May 2022 19:09

To: Adrian Dowd < Adrian. Dowd@ribblevalley.gov.uk >

Subject: RE: Application 3/2021/1054 - 23 Whalley road Wilpshire

External Email

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Hello Adrian,

Further to receipt of your comments in respect of:

- a) Reconsideration of the front elevation to create greater symmetry and introduce traditional design features and greater connection with other properties along the street; and
- b) Evidence to comply with policy DMB1 in resect of the marketing activities undertaken for alternative employment generating uses

Please find below and attached documents for your consideration.

Design

The attached amended set of drawings are provided for consideration. I would highlight that the architect and applicant have spent much time considering different options in order to seek to meet your comments, this has included reconsideration of the existing street scene and the materials palette that is existing, in particular consideration of traditional materials and how these could be used. They have managed to take on board many of the points you raise. A key consideration though is the need to retain the front elevation upper floor windows in their current location and the implications of providing an additional bay at the ground floor. The addition of a bay would have implications for the parking layout and would mean the loss of a further space which we do not think this impact would be acceptable.

A reconsideration of the style and materials palette along the road has been undertaken, it is noted that the more modern neighbouring properties do not have bays (see attached) and the age of the application property differs from those opposite along with brick type and style, while the other neighbouring property of similar materials does present a square bay (see attached).

The submitted drawings show as requested a more balanced and symmetrical elevation to take design ques form those opposite in several ways- whilst there is no bay, the rhythm and orientation of the doors and windows as a

result of your suggestions we consider works much better and will present well with those facing but also beneath the existing first floor windows. Importantly though the elevation has also taken design cues from those opposite which have a smaller window (next to) and that accompanies the door (see attached image example).

To create a balanced approach being sought these plans show the removal of the shop features and canopy, removes the bay but conversely the applicant has sought to introduce traditional features and like other properties along the road (as per attached examples) now introduces traditional stone lintels to the doors and windows.

We do hope you agree to these improvements.

Marketing

The applicant provides further information to support the marketing of the commercial property. The attached letter from Jeremy Makinson summaries the extent of the marketing with 3 agents over some 26 months in total. This highlights despite the significant amount of time there was limited interest as a commercial reuse, with only one offer that was not sufficient, a letter from Trevor Dawson agents has been obtained (the marketing details are missing and have been requested again), this sets out the limited interest though and highlights the reasons why. Marketing details for Keenans is also attached though.

It is worthy of note The property was marketed originally for £300K, subsequently reduced to £295K, to seek to attract more interest, as the Trevor Dawson letter highlights all parties that showed any interest were put off by the level of works required: I am advised these works are likely to cost in the region of and the following would be required:

- Several areas of structural work to deal with;
- New roof and insulation
- Structural crack in the Gable wall to the right
- · Re-render the gabel wall to the left
- Internal damp issues
- Windows need replacing
- New door
- New heating system throughout
- General modernisation
- To utilise the lower ground floor in any way this requires tanking and damp proofing as a minimum-(although it is understood form the agent that the commercial parties that viewed the property could not see a viable use for it anyway without significant further spend).

It is therefore considered that attempts to secure an alternative commercial use have been undertaken and more than 6 months evidence of marketing is provided, the critical matter is the viability of the building for continued commercial use is not attractive to the market due to the high costs involved in getting the building to a suitable standard a business would require.

Thus set against the other aspects of policy DMB1 I comment further as follows.

The proposed residential use is considered compatible with other policies of the plan in terms of the acceptability of location of the use and acceptability with neighbouring uses (given the adjoining existing residential Use). In fact it is worthy of not and material to the consideration that further environmental benefits gained by the community as a result of this change of use also include removing the perhaps incapable commercial, business and service uses that could occupy the building (if there was interest, which there is not), when this policy was prepared there was not the ability there now is to change to a whole range of other uses as a Class E use, without seeking planning permission, for example this could be a children's day nursey- this could create noise and disturbance and increase traffic and parking demands on the area, to other adjoining and nearby residents or even a restaurant with the same issues potentially arising.

The economic and social impact caused by the loss of employment opportunities is considered to be very minimal, given the building has been vacant for several years and thus no employees currently. It should not be forgotten

however that the conversion of the building to residential has the ability to generate direct and indirect economic benefits for the local community and surrounding area. It is widely acknowledged that residential development has the ability to contribute to job creation through the development and investment in infrastructure. There are in addition lasting benefits associated with new residential development relating to the new population, the household expenditure in the area and its contribution to the size and depth of the local labour force.

Using the industry widely accepted report by Michael Ball Labour Needs of Extra Housing (2010), it advocates that an average of 1.5jobs are created directly and maintained by each property built; these jobs are those created by the developer and through the construction process. On this basis the development could deliver up to 4.5 direct jobs. It is anticipated that local construction teams will be used in the conversion/new build. In addition, indirect jobs are created through new residential developments (up to 4 per property), thus potentially 12 jobs, these can be for example in local shops, dentists or even pubs as more people in the area will uses the facilities.

Many environmental benefits will arise from the proposed development in terms of the reuse of a vacant building, the change of use, upgrade to the building fabric, making it more energy efficient with improvements (as listed in the Design and Access Statement)

The following information is therefore submitted for consideration as part of the planning application:

- Site Location Plan, Proposed Site Plan ref 23WR/200/PL rev P4;
- Proposed Plan Layouts ref 23WR/203/PL rev P3;
- Existing Elevations ref 23WR/202/PL rev P2 (amended only as upper floor stone lintels had been missed off existing):
- Proposed Elevations ref 23WR/204/PL rev P2;
- Existing street examples lintels;
- Existing street examples lintels x2;
- letter- Photography building owner;
- Trevor Dawson Agent letter (marketing details are missing these have been requested again);
- Keenans Agent marketing details.

I hope this in now acceptable to you to enable you to make a positive recommendation to approve the planning application and look forward to receiving your response to the submitted information. Should you require anything further though, please do not he sitate to get in touch.

With thanks.

Kind Regards

Carol Clarke

BA(Hons), MTPI, MRTPI, ASSocRICS

Planning Director



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