



PLANNING & DESIGN AND ACCESS STATEMENT

Barcroft, Carr Lane, Blackburn, BB2 6QG

Partial demolition and extensions/alterations to dwelling

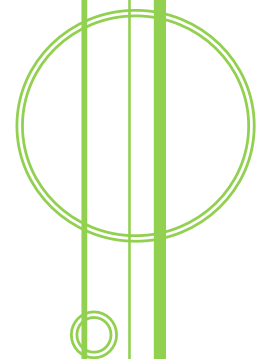
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February 2018



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1.0 Introduction

- 1.1 This Planning and Design & Access Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant's, Mr & Mrs Dalal to accompany a planning application seeking consent to extend and alter the dwelling at Barcroft, Carr Lane, Blackburn. This Statement should be read in conjunction with other supporting documents and information submitted alongside the application.
- 1.2 The application property comprises a substantial detached property accessed off Carr Lane, close to the junction with Meins Road, on the western fringe of Blackburn. Permission was granted in 2001¹ for the change of use of the property from a Guest House to Residential (Use Class C3) alongside the demolition of a garage and outbuildings and the construction of a new conservatory and terrace. Permission was later granted in 2010 for a two storey link-detached triple garage extension and glazed link corridor² however this was not implemented.
- 1.3 The application proposal seeks to re-model the late Victorian property to bring about genuine 21st century bespoke living accommodation. The property benefits from panoramic views and vistas towards open countryside and the rationale behind the proposal is to fully take advantage of the open aspect whilst making it a light and airy home, incorporating an open plan living arrangement to better meet the Applicant's needs.
- 1.4 The Applicant seeks to work proactively with the LPA to bring about the desired modifications and has engaged in pre-application advice (LPA Ref no. Enq: 07440) in June 2017. The design approach adopted seeks to reinforce and

¹ App Ref No. 10/01/0503

² App Ref No. 10/10/0932

enhance the character of the host property and those in the area which comprise of large, bespoke detached dwellings sat in generous private plots. The application scheme has been further developed following positive advice received from the LPA within the formal written response, where the Case Officer concluded: *“I am satisfied that the proposed design and appearance could be considered to be consistent with the requirements of Policy 11 of the Local Plan Part 2 and the Council’s supplementary planning document Residential Design Guide.”* This proposal also takes into account the recent granting of consent for the erection of a new dwelling with associated landscaping (LPA ref no. 10/17/0766, permitted in September 2017).



Figure 1. Application property

1.5 The following sections describe the application site and its surroundings and the proposed development. It then sets out the relevant local and national planning policy context before assessing the proposal and concluding that the proposed modifications represent high quality, innovative additions which would complement and enhance the host property, without resulting in any adverse effects. The Statement concludes that permission should be granted.

2.0 Site & Surroundings

- 2.1 The application site relates to a substantial three storey residential dwelling located within the urban boundary as indicated on the adopted Local Plan Proposals Map³. The property is not listed, nor is it within a Conservation Area. The application property is not located within the Green Belt although the area to the north comprises largely of open countryside, with the remainder surrounding area consisting of substantial detached Victorian properties, such as the enquiry site, accessed by private driveways and set within their own grounds. There are also smaller clusters of suburban residential development in the area. The larger dwellings tend to feature sweeping driveways with substantial landscaping within the grounds. Mature trees and vegetation gives the area a pleasant, verdant feel.

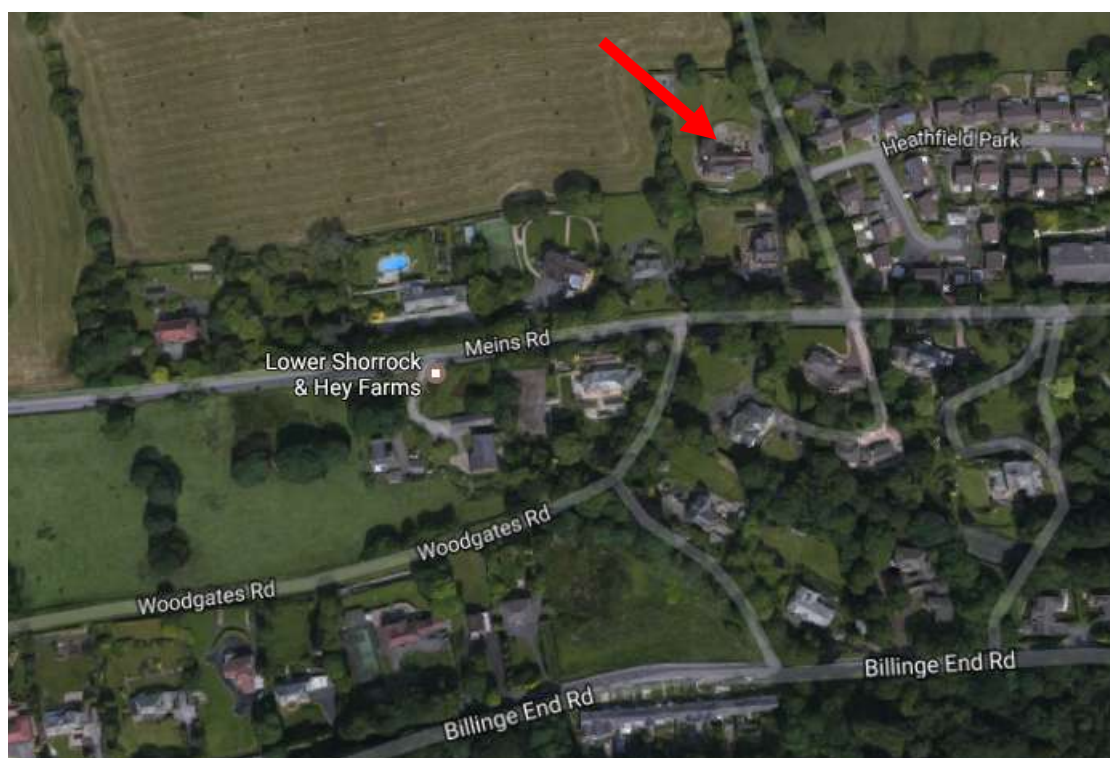


Figure 2. Location of Enquiry Property

³ See Appendix 1 for Proposals Map Extract

2.2 The presence of large 19th Century period dwellings on the western fringe of Blackburn reflects the town's industrial past, given that it was the preferred location of the town's wealthy cotton mill owners from a bygone era. There are several examples of such properties in the vicinity, built of weathered red brick, natural slate with large windows and steep roof lines. These properties sit alongside post-war suburban residential development and individually designed, modern executive properties.



Figure 3. Aerial View - Barcroft, Carr Lane

2.3 The nearest property to the site⁴ is *Westbourne*, a similarly large property located to the southern side of the site, on the corner of Meins Road and Carr Lane. Permission was granted in 2005 (ref no. 10/05/0518) for a rear double storey extension to the property and second floor dormer extensions and balconies to the front and side elevations. In 2015, permission was granted (ref no. 10/15/0193) for substantial re-modelling of the dwelling to include the erection of a double garage and kitchen, erection of an extension to the

⁴ Consent has been granted in September 2017 for the erection of a new dwelling with associated landscaping within the curtilage of Barcroft - LPA ref no. 10/17/0766.

swimming pool alongside a games room within loft, dormer extension, Juliet balcony to the side and link extension between house and pool.



Figure 4. Application property consisting of projecting gables at right angles and parallel to each other (above and below)



Planning History

2.4 The following applications have relevance to the property:

- **Ref no. 10/01/0503** Change of use from Guest House to Residential Use (Single Dwelling) with alterations, inc the construction of a new conservatory and terrace. Permitted 2001
- **Ref no. 10/10/0932** Two storey link-detached triple garage extension with glazed link corridor. Permitted 2010
- **Ref no. 10/17/0766** Erection of a new dwelling with associated landscaping. Permitted 2017



Figure 5. Examples of residential development along Meins Road close to the site. The area is home to exclusive individual properties of varying designs

3.0 Proposed Development & Design Rationale

- 3.1 The application seeks consent for the partial demolition of an existing two storey section of the building on its eastern side and replacement with a two storey extension; incorporating a glazed façade that would wrap around the north east corner. In addition, the proposal also includes the addition of a glazed extension to the existing gable on the north-west corner of the building. The accompanying plans, specifications and illustrative 3D images, as shown overleaf, fully illustrate the Applicant's intentions for the property, alongside the desired internal arrangement and should be referred to.
- 3.2 The design approach seeks to reinforce and enhance the original character of the dwelling and fully take advantage of the open aspect towards panoramic views and vistas of open countryside. As shown overleaf, a new functional and attractive principle glazed entrance to the dwelling would be formed to the east elevation, providing a generous amount of natural light. To the northern elevation, a steel framed structure allows for the installation of a specialist framed faceted glass feature wall which extends across two floors, providing views out at lower ground floor and ground floor levels. A balcony to the first floor with glass balustrading is also sought. The roof finish will be natural slate as existing, with powder coated aluminum soffits and fascias. Velux roof lights would be positioned on the eastern slope serving the second-floor areas, as shown on the accompanying plans. Please refer to the accompanying plans for further specific details regarding materials.
- 3.3 The property was constructed during the late 19th Century and was used as a Guest House for some time. As a result, internally the property comprises of multiple limited sized and often dimly lit rooms, with much of the volume being wasted within the roof space. The proposed alterations respect these levels and seek to extend and adapt the spaces. The creation of space within the roof for

example necessitates the infilling of the valley construction at high level with a new flat roof structure linking the two ridges of the existing dwelling.



Figure 6. A functional and attractive entrance with a large amount of natural light to the East Elevation is proposed *Source: Peter Hitchen Architects*



Figure 7. A steel framed structure allows for the installation of the specialist framed faceted glass feature wall which extends across two floors, providing views out at lower ground floor and ground floor levels

Source: Peter Hitchen Architects

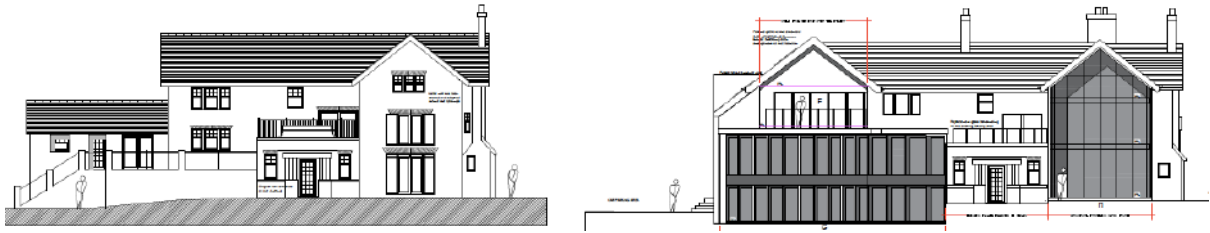


Figure 8. Existing and Proposed Northern Elevation plan extract comparison

Source: Peter Hitchen Architects Not to scale

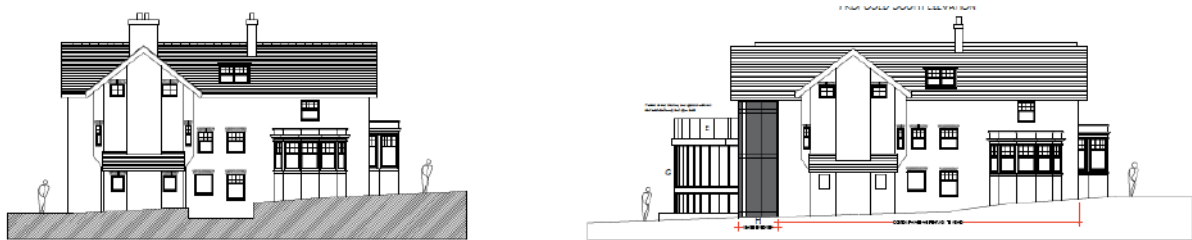


Figure 9. Existing & Proposed South Elevation plan extract comparison

Source: Peter Hitchen Architects Not to scale

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. For the purposes of the enquiry proposal, the development plan comprises policies from the Blackburn with Darwen Core Strategy (2011), the Blackburn with Darwen Local Plan Part 2 (adopted December 2015) and the National Planning Policy Framework (NPPF) which sets out the Government's planning agenda.

Blackburn with Darwen Core Strategy (2011)

4.2 The following policies are of relevance:

- **Policy CS16 Form and Design of New Development** - the Council will require new development to be of a high standard of design, and to respect and reinforce local character
- **Policy CS18 The Borough's Landscapes** - states that the key features of landscapes throughout the borough will be protected. Development likely to affect landscapes or their key features will only be permitted where there is no unacceptable adverse impact on them.

4.3 The following policies are of relevance:

- **Policy 8 (Development and People)** - Development will be permitted where it can be demonstrated that it would secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, regarding noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings.
- **Policy 10 (Accessibility and Transport)** - sets out the approach the Council will adopt in managing the transport implications of development including promoting sustainable modes of travel
- **Policy 11 (Design)** - All new development will be required to present a good standard of design and will be expected to demonstrate an understanding of the wider context; and make a positive contribution to the local area.

National Planning Policy Framework (NPPF)

4.4 The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

4.5 Paragraph 14 of the NPPF requires Local Planning Authorities to approve development proposals that accord with the development plan without delay.

One of the NPPF's core planning principles (paragraph 17) of relevant to this proposal is: *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*.

- 4.6 Section 7 of the NPPF sets out Government Planning Policy relating to Design. Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 4.7 Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Residential Design Guide Supplementary Planning Document (SPD) (2012)

- 4.8 The above SPD, adopted in 2012, provides guidance to householders intending to modify their properties. The purpose of the SPD is to improve the quality of design in all residential development across the Borough and help developers to understand the Council's expectations in terms of design quality for residential development and places.
- 4.9 According to the guidance (RES 1A: Appearance), proposals will be required to be in keeping with the local area both in terms of scale and mass and be appropriate to the form and function of the building. Proposals will be required to respond to and respect its physical context. The guidance states that proposals for extensions should not result in a significant loss of sunlight or daylight, or cause overlooking or loss of privacy to habitable rooms of neighbouring properties. RES E19 supports the extensions of dwellings

provided proposals do not unacceptably affect highway safety due to proximity to highway, visibility splays or deprivation of occupants to off-street parking.

5.0 Planning Appraisal

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the application proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- principle of development
- the effect of development on the character and appearance of the area;
- the effect of development on residential amenity;
- the effect of development on the local highway network;
- other relevant considerations.

5.2 Each of these matters is considered below.

Principle of development

5.3 As previously set out, the rationale behind the proposal is to bring about genuine 21st century bespoke living accommodation. A key ambition of the Core Strategy is to notably increase the proportion of executive homes to attract and retain a skilled workforce within the Borough, with high quality housing which meets their needs (Page 32). The Local Plan Part 2 also takes a similar approach, with an aim of *'improving the quality of Blackburn with Darwen's housing offer being central to the Borough's growth and regeneration objectives'* (page 77). The application site, located on the western fringe of the town, is suitably located amongst properties of a similar size and in an area which has seen the development of modern exclusive properties in recent years.

- 5.4 As illustrated on the local plan proposals map extract in Appendix 1, the site falls within the urban boundary, outside of Greenbelt, and the proposed works would be within the property's defined residential curtilage. As such there would be no impact on the setting or the openness of the Greenbelt. There are no policy restrictions relating to the volumetric increase in size of dwellings within the urban area, although, as will be discussed subsequently, the increase in size of the property would not be disproportionate on the existing dwelling.

The effect of development on the character and appearance of the area

- 5.5 The application property sits within a generous size, largely secluded plot with few properties in the immediate vicinity. The presence of mature trees, vegetation and boundary treatment limits views into parts of the site and the property is oriented towards open countryside and away from the highway. As previously set out, the property has undergone various modifications in the past and the existing modern extension added to the eastern elevation fronting Carr Lane is considered underwhelming in comparison with the elevation facing the open countryside. One of the key aims of the proposal therefore is to give the property a stronger façade fronting Carr Lane, and a clearer entrance and presence on arrival at the property. The pre-application submissions set out in further detail the presence of larger 19th Century period dwellings on the western fringe of Blackburn and the varied character of the area including modern executive properties of varied sizes, design and built form which afforded the application dwelling the flexibility to be remodelled in a high-quality design that would reinforce local character.
- 5.6 In assessing the impact of the proposed development on the character and appearance of the area, the Case Officer confirmed within the pre-application response that *'the substantial nature of the plot'* and the *'the lack of a single coherent form of development within the locality'* provides flexibility and leeway in accommodating a development of the size and nature proposed. The

property occupies an exclusive plot and although consent was granted for the erection of a new contemporary dwelling (LPA ref no. 10/17/0766) in September 2017, this is not considered to affect the Council's views set out at pre-applications stage. The proposed extensions and modifications sought, are primarily located to the north and east of the host-dwelling, away from the consented dwelling which post-development would continue to sit comfortably with the application building (see Figure 10 below). This application proposal has however been amended, with the removal of the garage that was proposed on the southern elevation at pre-application stage.

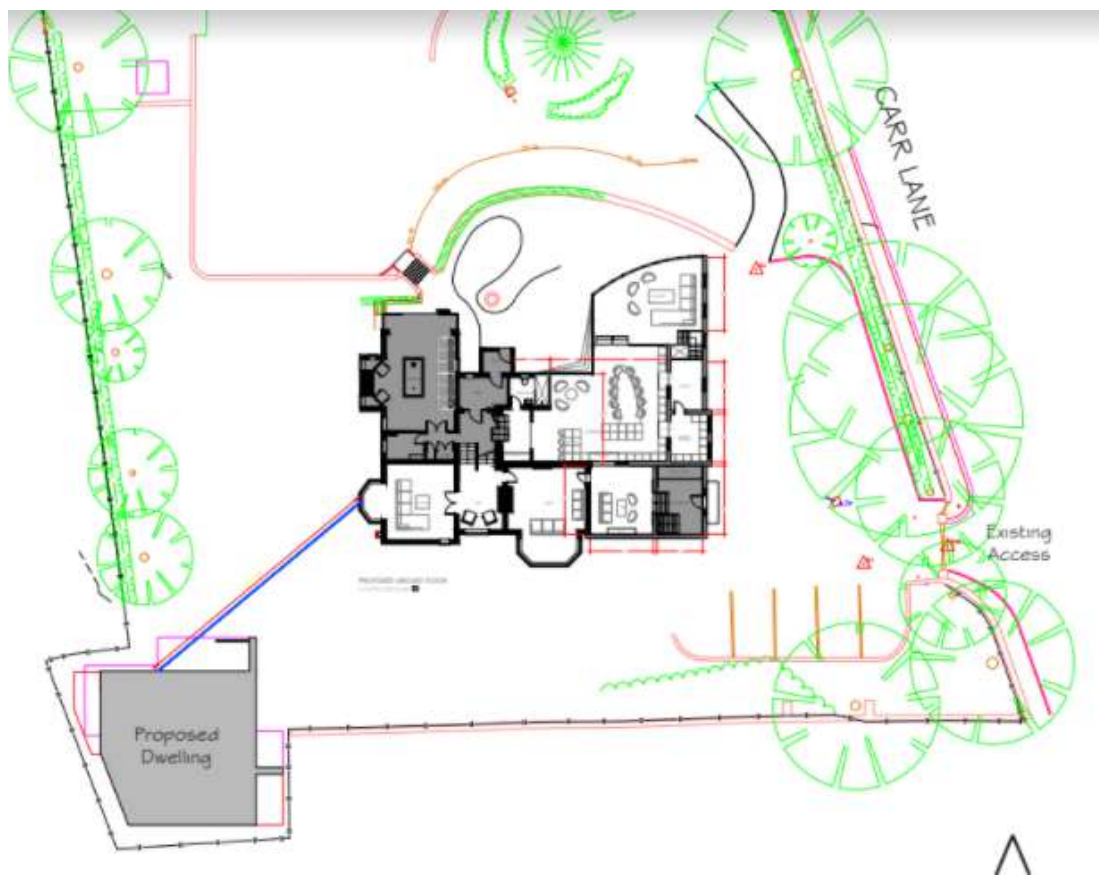


Figure 10. Location of proposed single dwelling in relation to the application property post redevelopment *Source: Peter Hitchen Architects Not to scale*

- 5.7 The design of the proposal has been carefully crafted, taking into consideration the existing property, its relationship with the streetscape and orientation towards open countryside. The topography of the site slopes down to the north, and as such, the bulk of the new additions would be located at a lower land level. The proposal would bring about an improved façade, by removing the underwhelming and apologetic single storey element and replacing it with a two storey pitched roof side extension which broadly emulates the existing opposite outrigger. The pre-application response acknowledged the existing eastern elevation lacked interest, describing:

“...the elevation is relatively free from architectural interest. It was also noted during my site visit that the main entrance to the property is on the ‘rear’ of the building (north elevation). The effect is confusing to visitors to the site and promotes movement in to the private garden areas to the front and rear of the building.”

- 5.8 The proposal would make the dwelling more legible with a new main entrance that would be clearly seen on entering the site from the public highway.
- 5.9 The Council did also state in their pre-application response that the detailing of the scheme, including the window design and materials as well as the walling and roofing material would be key to the success of the scheme. The accompanying plans provide a considerable level of detail, including cross-sections of the proposed windows and glazed doors. These illustrate the considered attention to detail, which seeks a development with a neat and precise finish.
- 5.10 The Case Officer acknowledged the design approach proposed, stating in their enquiry response that the *‘intention to use materials that harmonise effectively with the host building and locality’*. In this regard, the proposed palette of

materials, as detailed on the accompanying drawings (inc. drg no. 600), would match the weathered red brick and matching slate and is consistent with the property at present and sensitive to its setting.

- 5.11 In relation to the introduction of new materials, the entire fenestration throughout would comprise powder coated aluminum framed windows. Given the predominantly glazed elevations particularly to the northern elevation, it is considered that powder coated aluminum is the most suitable material as it is inherently strong, meaning that large windows can be inserted without the need for bulky frame support. This would maximize the glazed area, providing a modern, contemporary feel to the development. Moreover, it is thermally efficient and would blend well with that permitted within the new contemporary dwelling permitted within LPA ref no. 10/17/0766.
- 5.12 To the northern elevation, a steel framed structure would allow for the installation of a specialist framed faceted glass feature wall which extends across two floors, providing views out at lower ground floor and ground floor levels. A balcony to the first floor with glass balustrading is also sought. The use of glass has been purposely chosen as it would reduce the overall impression of bulk and massing of the property as well as allowing light into the property. The roof finish will make use of natural slate, with powder coated aluminum soffits and fascias, providing consistency and a link to the material intended for the windows and doors. Velux roof lights would be positioned on the eastern slope serving the second-floor areas, as shown on the accompanying plans. Reference should be made to the accompanying plans/specifications for further details.
- 5.13 The two storey glazed element to the north elevation is stepped down and would be significantly lower than the overall height of the host property, featuring a pleasant outdoor terrace area above. The eastern elevation of this would maintain a traditional feel, with a brick façade and more regular window sizes.

5.14 The Council specifically referenced the extension on the north-west gable at the enquiry stage and the need for this element to have a satisfactory appearance. This part of the development would be contained within the parameters of the existing gable and would consist of an aluminum framed glazing system. This section of the dwelling has previously been variously adapted and the glazing proposed will enable this to be covered and a consistent elevation to be provided, from ground to roof level.

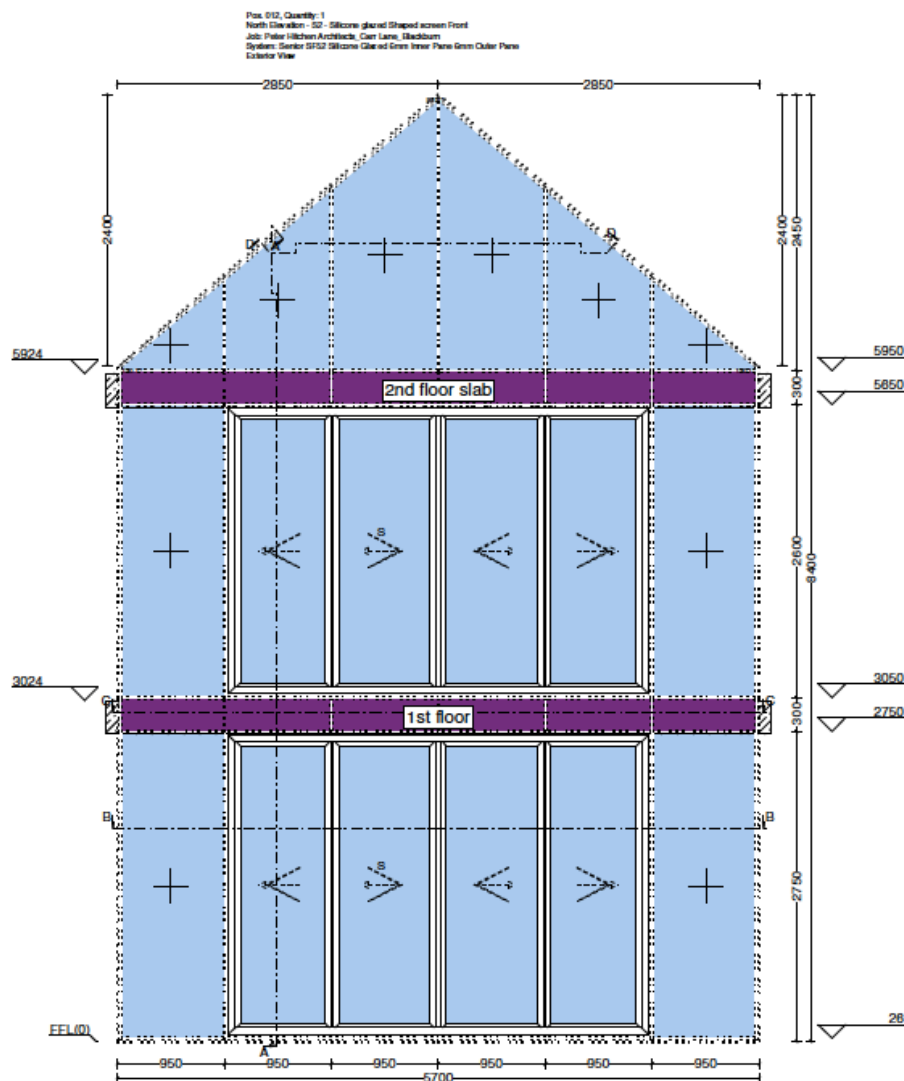


Figure 12. Proposed Extension on North-Western Gable

5.15 High quality and sensitively designed modifications to 19th Century period dwellings can transform them to provide bespoke living accommodation fit for

the 21st century⁵. Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles and it is within this context that the application proposal should be considered. The Pre-application Statement (April 2017) set out a number of examples of modern design in the Borough's peripheral locations. This application scheme, like other consented developments, would provide a mix of both traditional and contemporary features that would reinforce the individual design of the host property.

- 5.16 The plans submitted to the LPA illustrate that a suitably designed dwelling that is in keeping with the residential character of the area and consistent with the mixed architectural character of the area can be achieved and the proposed extensions would comprise modest subservient features which do not overall detract from the integrity of the design. The modifications sought are also considered to be consistent with the design of the dwelling permitted within LPA ref no. 10/17/0766. To conclude, the proposals are supportive of the guidance set out within CS Policy 16, LPP2 Policy 11 and the Council's *Residential Design Guide SPD*.

The effect of development on residential amenity

- 5.17 The application property sits within a generous size, largely secluded plot with very few properties in the immediate vicinity. The closest neighbouring property, Westbourne, is situated to the south of the enquiry site and also sits within a sizeable, exclusive plot. Boundary treatments between the two properties consist of a stone wall and substantial hedgerow. Due to the topography of the area, the application property is set at a lower level and it is

⁵ See Appendix 2 for case study examples across the UK

not envisaged that the amenity of future occupants of the dwelling permitted within LPA ref no. 10/17/0766 would not be unduly affected.

- 5.18 It is not envisaged that the proposed modifications to the property would result in a significant adverse impact on the living conditions of the neighbour at Westbourne. The fact that there is a stone wall and substantial hedgerow between the properties and the property being set at a lower level also reduces visibility of the scheme from the neighbouring dwelling. This was the view taken by the LPA when assessing the acceptability of the proposed re-modelling of Westbourne within application ref no. 10/15/0193. The side elevation of No.1 Heathfield Park, largely screened by hedges, is also located a sufficient distance away as to not be impacted by the proposals in terms of overlooking or privacy concerns. In assessing the impact, the Case Officer confirms within the LPA's pre-app response that *"the provision of balconies and raised terraces within the scheme is considered to be without detriment to residential amenity as those elements are limited to the northern elevation, which is faced by open countryside"*.
- 5.19 To conclude, the proposed works are unlikely to jeopardise the residential amenity of surrounding residential occupiers given the very few number of properties in the vicinity. The scheme has carefully considered the site's context and relationship to the neighbouring dwelling and in these regards the proposal is compliant with Local Plan Part 2 Policy 8 Development and People, the Council's adopted *Residential Design Guide* SPD and the NPPF at para 17.

The effect of development on the local highway network

- 5.20 Policy RES E19 of the Council's adopted *Residential Design Guide* SPD supports the extensions of dwellings provided proposals do not unacceptably affect highway safety due to proximity to highway, visibility splays or deprivation of

occupants to off-street parking. The property post-redevelopment will continue to enjoy a generous level of space to the front and sides of the dwelling for off-street parking and would not impinge upon the highway or deprive occupants of off-street parking. In these respects, there is no deviation from Local Plan Part 2 Policy 10 *Accessibility and Transport*.

Other Considerations

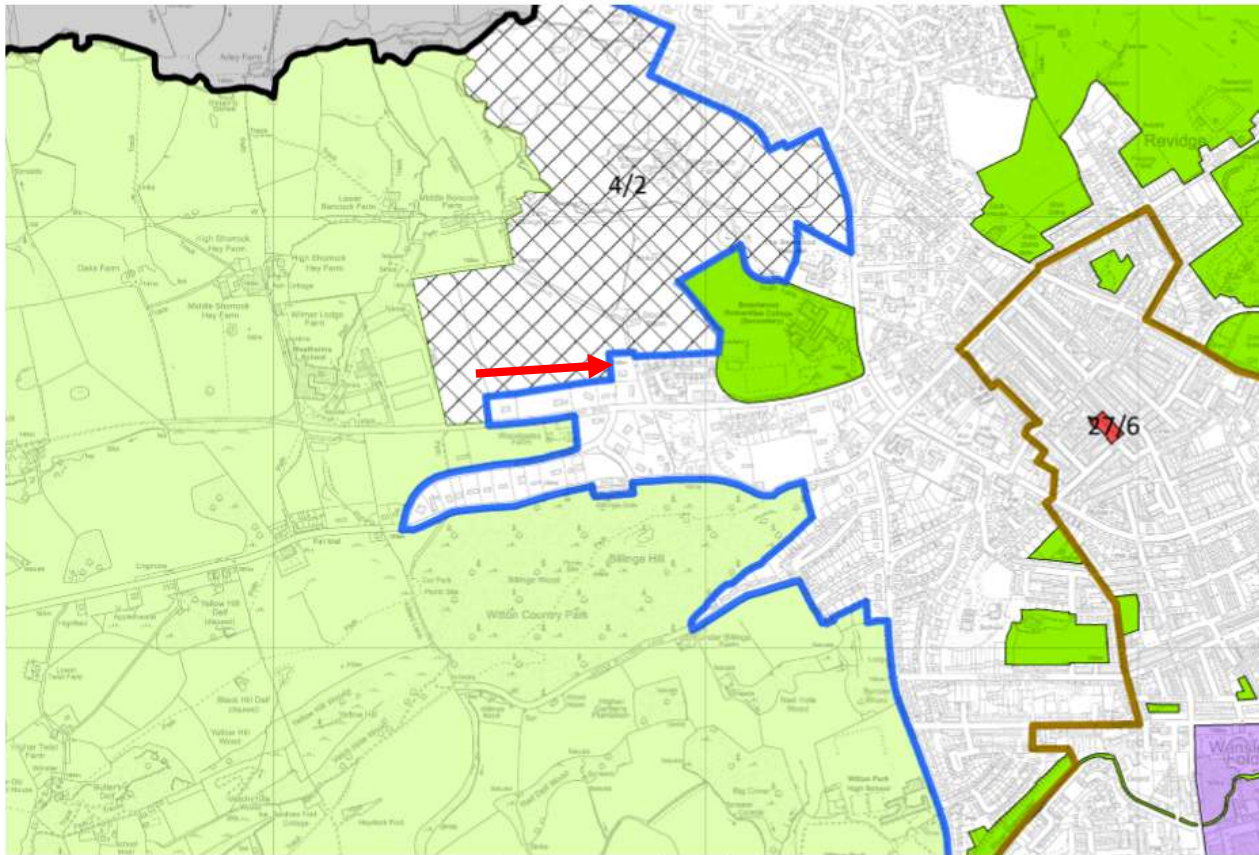
- 5.21 In terms of the environmental credentials, the carbon footprint with the remodelled dwelling would be significantly reduced as the enquiry proposal presents an opportunity to improve energy consumption, in line with Policy RES 5B: *Responding to Climate Change* of the Council's *Residential Design Guide SPD*. The use of glazing combined with a revised open place living arrangement enables good levels of natural day light throughout the property. The Applicant is committed to employing sustainable modes of construction and energy efficiency means which the property currently lacks.
- 5.22 The site periphery contains a number of mature trees, some of which have tree preservation order status. The LPA's pre-application response confirms that *"initial observation from the Council's arboricultural officer indicates that conflict between the trees and proposed extension appears unlikely."* The Applicant has commissioned an Arboricultural Impact Assessment and Arboricultural Method Statement (Report Ref no. 1035) which is submitted alongside this Statement and which demonstrates that the proposal will not have an impact on any Category 'A' or 'B' trees and that all significant boundary tree cover located on the site will remain intact.
- 5.23 Given the age and construction of the property and that the proposal involves intervention at roof level, the Applicant has commissioned a Survey & Assessment in Respect of Bat Species and Nesting Birds; the report has been

submitted alongside this Statement and should be referred to. No evidence of bats was detected in, on, or around any part of the building, nor was any evidence to suggest that the building was being used by either nesting or roosting birds. The report concludes that there is no evidence of the presence of bat roosts within any part of the site, and the proposed works will not have significant implications on the population status of local bat species.

6.0 Conclusion

- 6.1 This Statement has set out the merits and acceptability of the proposed partial demolition and extensions to the dwellinghouse located at Barcroft, Carr Lane. It has clearly been demonstrated that the proposed modifications to the property would result in high quality 21st century bespoke living accommodation, designed by an experienced Chartered Architectural Practice, to maximise the opportunities of the site. The property post redevelopment would blend well with the character of the area and comprise an attractive, highly sustainable family home for the applicants. The additions to the property are considered entirely proportionate and well related to the main dwelling.
- 6.2 The blend of traditional and contemporary measures ensures a level of honesty and subservience between new and old and it is considered the proposal successfully achieves a harmonious design.
- 6.3 Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 6.4 Should further information be required, the LPA is advised to make contact with Inspire Planning Solutions Ltd or Peter Hitchen Architects.

Appendix 1. Local Plan Proposals Map Extract



Source: blackburn.gov.uk

Appendix 2. Examples of contemporary modifications to Victorian period properties in the



Source: <https://www.homebuilding.co.uk>