

Design Document - Planning Application

Project | Sanderson House Farm.
Client | Mr + Mrs Hart.
Ref. | 299HRT01
Date | November 2023
Revision | Planning Application

matt wood:architect

Project : Residential extension,
Sanderson House Farm, Sanderson Lane, Hilldale.
Revision : Planning Application.
Date : November 2023

- This design document has been prepared on behalf of the applicant, Mr & Mrs Hart, in relation to proposals for the erection of a single-storey extension to an existing detached dwelling, together with associated internal alterations.

- The aim of this document is to provide supporting information to a Planning application to West Lancashire BC Planning, which seeks permission for proposals to develop the Applicants' home at the above address.

- This document provides a record of the design development of the proposals and an assessment of the opportunities, constraints and reasoning for the design response, with consideration to the Clients' brief, context and local and national Planning policies.

- The application is submitted further to a pre-application Planning enquiry [PRE/2023/0029/HOU] and meeting with the Case Officer and Heritage Officer. The proposals respond to the pre-application enquiry process and feedback received.

- Please refer to drawings and information incorporated herewith, indicating the extent, scale and design concept of the proposals.

i n t r o d u c t i o n
c o n t e n t s

_Design Development Team :

Client: Mr + Mrs Hart
Architect: Matt Wood : Architect Ltd
Planning Consultant: Claire Wilkinson - Steven Abbott Associates
Heritage: Daniel Noblett - Bowland Surveyors Ltd

Contents...

_Introduction

_Application Site

[site location]

[photographs]

_Existing Site + Buildings

[site appraisal]

[building appraisal]

[design strategy]

_Outline Proposals

[floor layout plans]

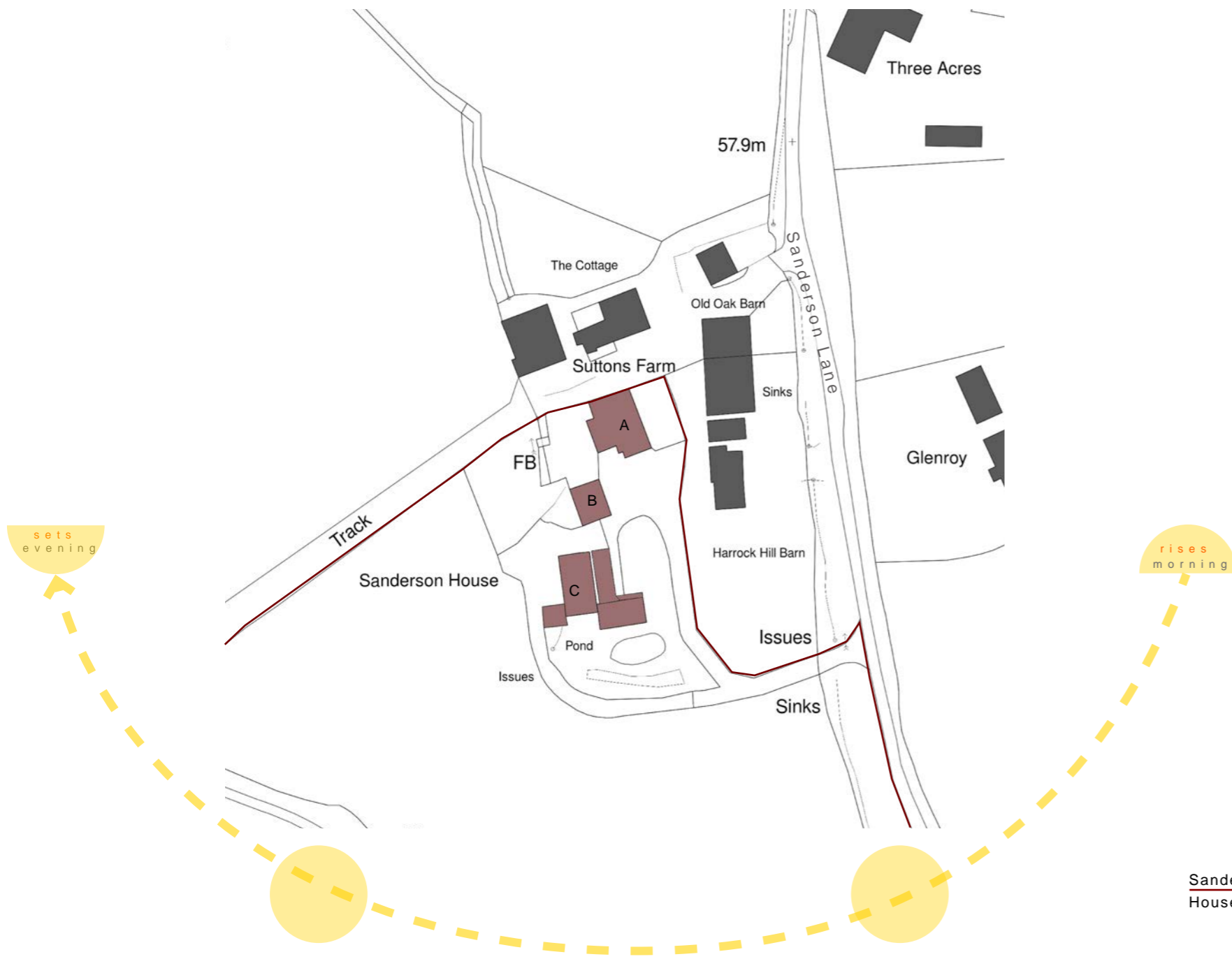
[conceptual visualisations]

[materials + case studies]

Assessment:

Application site...

- The application site is located on Sanderson Lane, a rural lane on the outskirts of Mawdesley.
- The lane mainly consists of large residential dwellings within a rural context.
- The properties are mainly converted farm and agricultural buildings, of local brick / stone construction.
- Sanderson House Farm is Grade II Listed Building, and located within the Green Belt, as designated by West Lancs BC.
- The property and land of Sanderson House Farm is in the full ownership of the applicant.



application site
site location



[img02] - site location plan.
0m 25m 50m
Scale: 1:1250

A = House
B = Garage
C = Outbuildings

Site Address:
Sanderson House Farm
Sanderson Lane
Hilldale
Lancashire
PR7 5PX

— ownership boundary
[refer to drawing ref: 299HRT01-07 for wider site location plan]

[img01] - site aerial photograph.



Sanderson House Farm, Sanderson Lane.

[img03]_existing site aerial + property photographs.



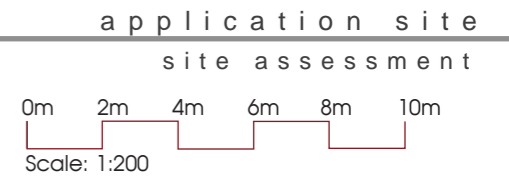
application site
photographs



Old Oak Farm Assessment:

Application site + building...

- The site is entered via the main entrance from the access track off Sanderson Lane, to the South East corner of the property.
- The application site consists of a large detached dwelling of character, and several detached outbuildings. The building is located to the North of the property, adjacent to a private lane, with immediate neighbours to the North and East boundaries.
- The existing building is a two-storey dwelling and former farmhouse. It is constructed with stone walls to eaves level and timber cladding into the gables, with feature details, and slate roof tiles. The windows and doors are painted wooden framed units.
- The property has a formal front garden and path, which addresses the former farm yard setting to the front and East. The vehicular approach is from the South and the detached garage and turning area is situated at a higher level, approximately one meter above the house entrance. To the West side of the house is a cottage and vegetable garden, bordered by the house, garage and private lane. Beyond this is a free-flowing brook, which when crossed leads into the extended garden that rises up and away into the fields to the West beyond.



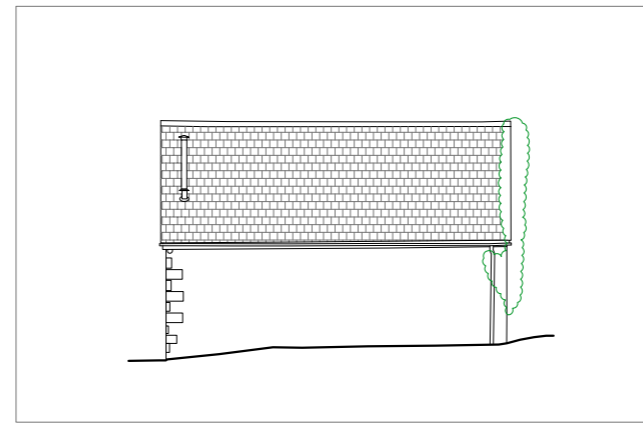
- A = House
- B = Garage
- C = Outbuildings
- existing site access points, retained
- parking / turning area, retained
- established planting buffer / screening
- garden area
- appropriate location for new extension
- ownership boundary
- significant trees
- previous additions
- aspect to immediate adjacent dwellings



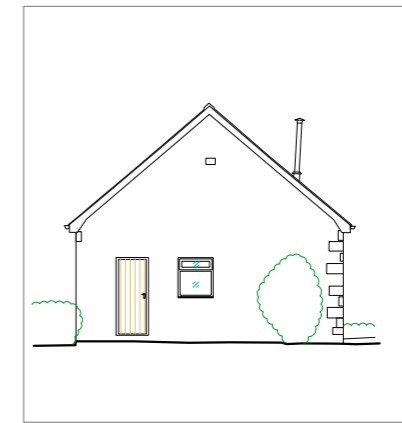
01 - Elevation to rear / West



02 - Elevation to side / North



01 - Elevation to rear / West



02 - Elevation to side / North



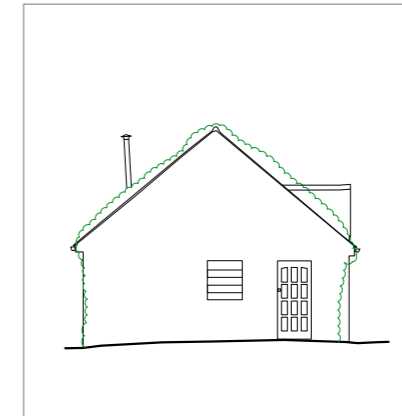
01 - Elevation to front / East



02 - Elevation to side / South



01 - Elevation to front / East

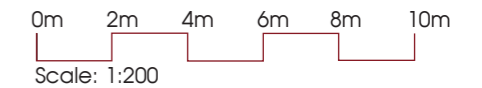


02 - Elevation to side / South

[img06] - existing elevations [house]

[img07] - existing elevations [garage]

building appraisal
floor plans + elevations



Assessment:

Application site + building...

- The property is Grade II listed and dates back to around the 17th Century. The house has evolved with several additions and amendments. Most recently, a detached outbuilding was added [1998], and several internal alterations have been undertaken with a single-storey lean-to extension [2009].

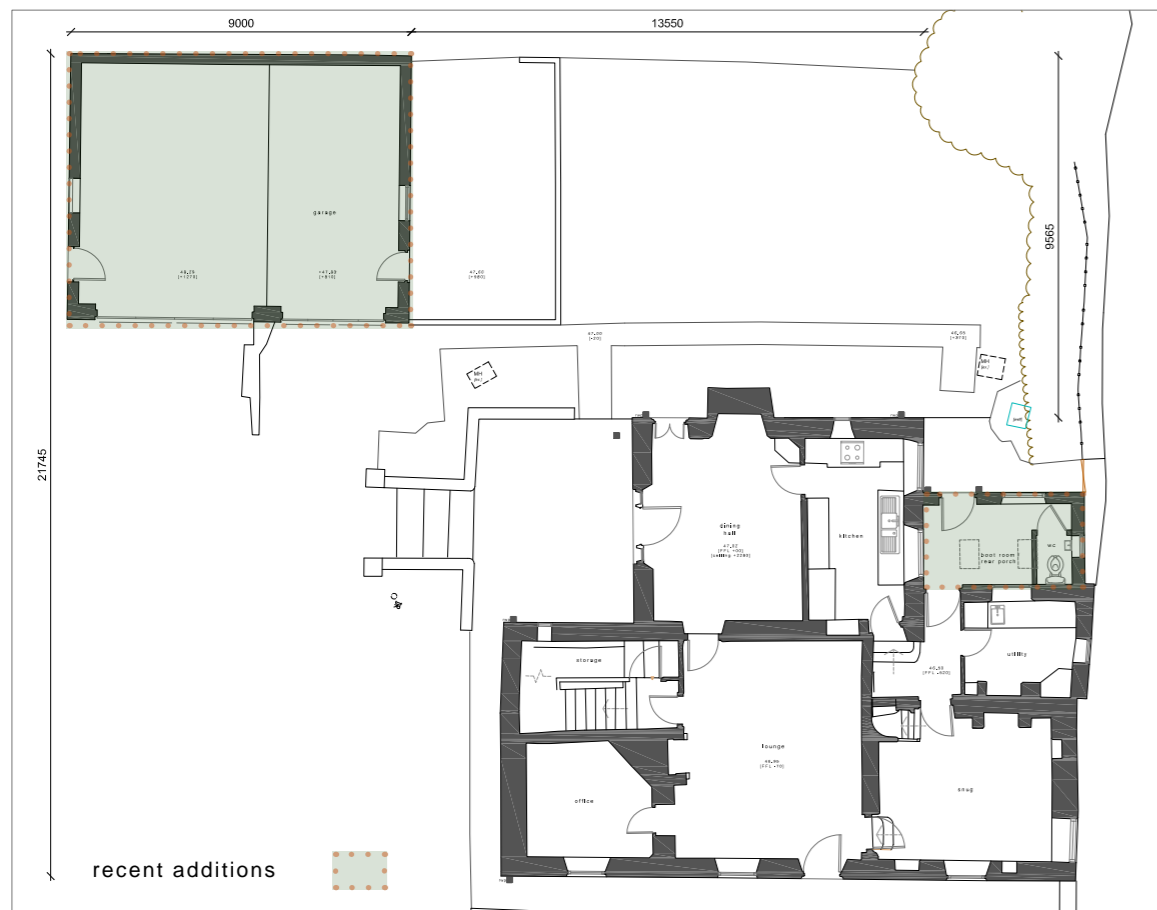
- Whilst the property is unique and full of character, it does not lend itself to contemporary family living. The house has evolved naturally through generations, via a number of additions that have been governed by requirements of the homeowners of that particular time period. The legacy of that evolution has provided a home of character and historical value, but an internal room plan that is incoherent and fragmented.

- The existing kitchen is relatively small for this size of property, and the dining room is located in the main hall entrance area. The internal layout and the relationship of each room to its function lacks cohesion. This is accentuated by several changes in floor levels and the circulation around the plan, which is through each room.

- Whilst all these features add to the unique character of the home, the house needs to evolve further to suit current generational needs and secure the long term future of this wonderful building. The Applicant therefore seeks to develop the property, in a sympathetic and considered manner, to provide a create modern addition that will provide open plan extended living accommodation to suit their family requirements.

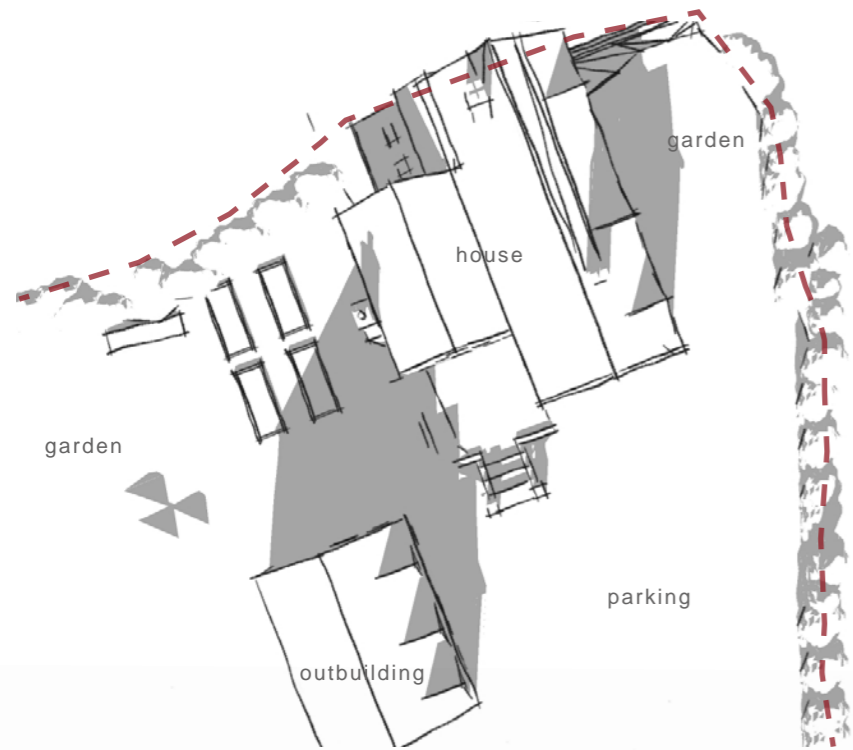
- Furthermore, the existing house does not relate well to the rear garden or external living spaces. The Applicant proposes an extended living area that will help augment this relationship. It is intended that an extension will act as a link and transitional element to the house, to enhance the connection between the internal and external environment.

- Please refer to the Heritage Statement, prepared by Bowland Surveyors, for further information regarding the history and evolution of Sanderson House Farm.



[img05] - existing floor layout plans [house]

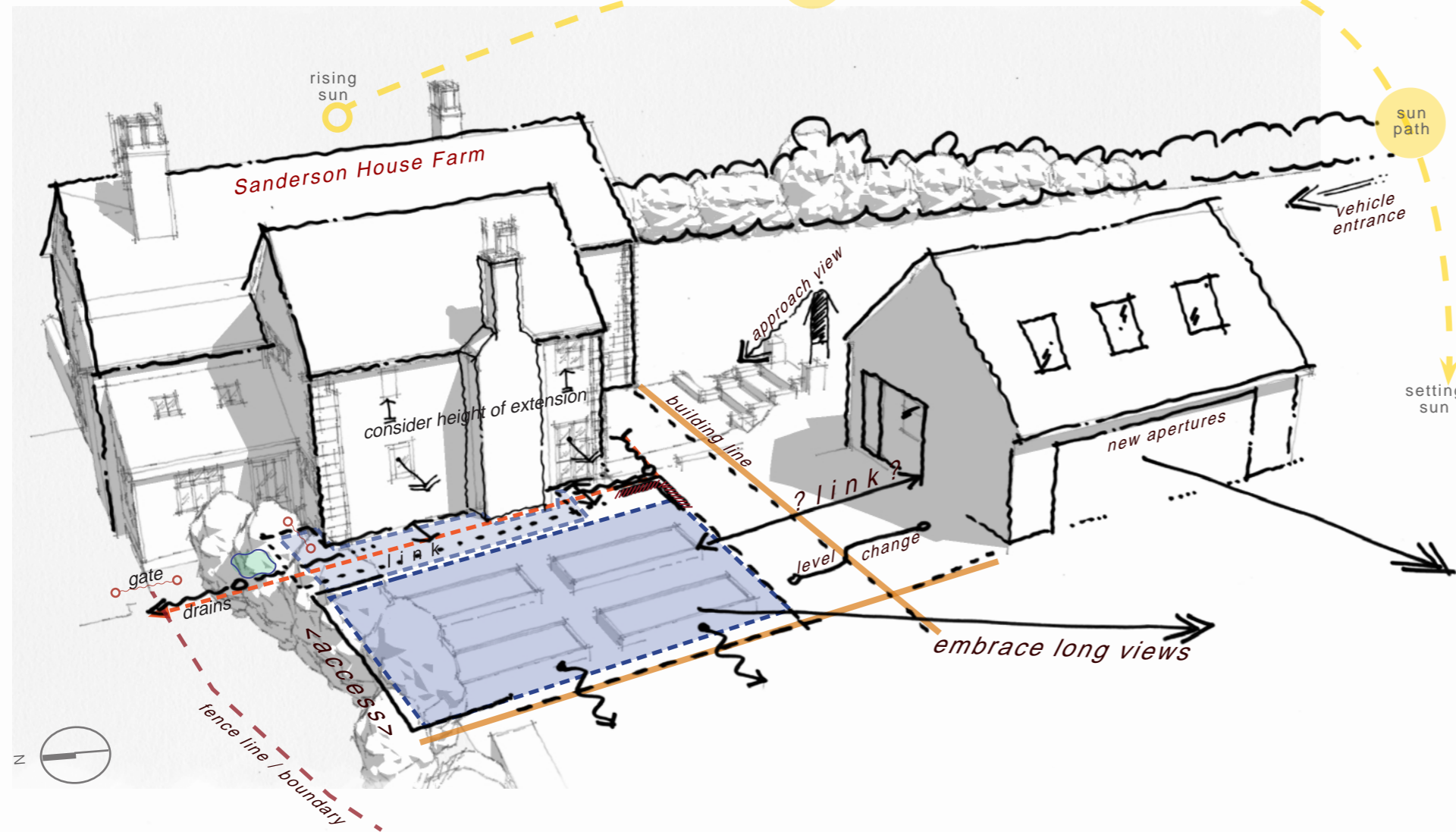




[img09] - existing model site layout plan



[img10] - proposed model site layout plan



[img08] - design strategy [site plan]

Design Objectives ;

The proposals presented herewith intend to...

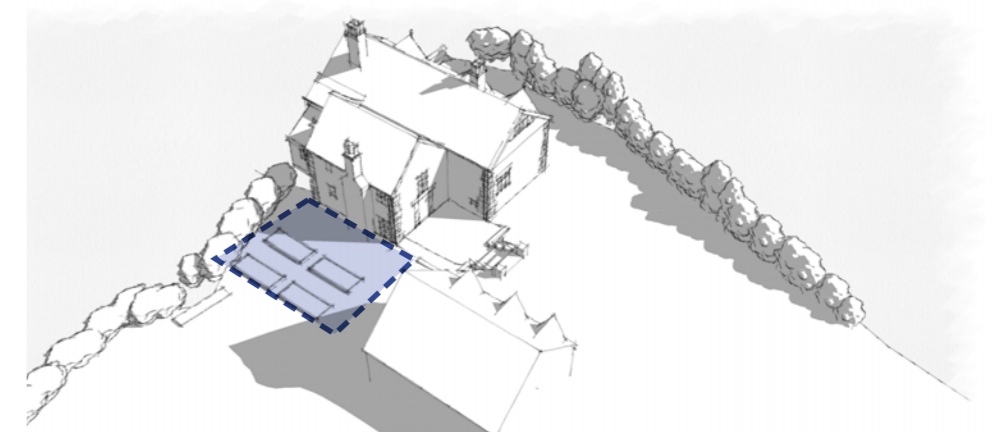
...respond to the Clients' Brief to...

- provide additional living areas at ground floor, to accommodate extended family living space, including a larger kitchen, dining + family seating areas
- provide a contemporary extension of exemplar design, sympathetic to and with respect to the character of the existing house + listed building.
- augment the connection between the house [visual and physical] and the external areas, rear garden and surrounding landscape.
- respect the views of and from the existing home, provide visual connections between the old and the new.

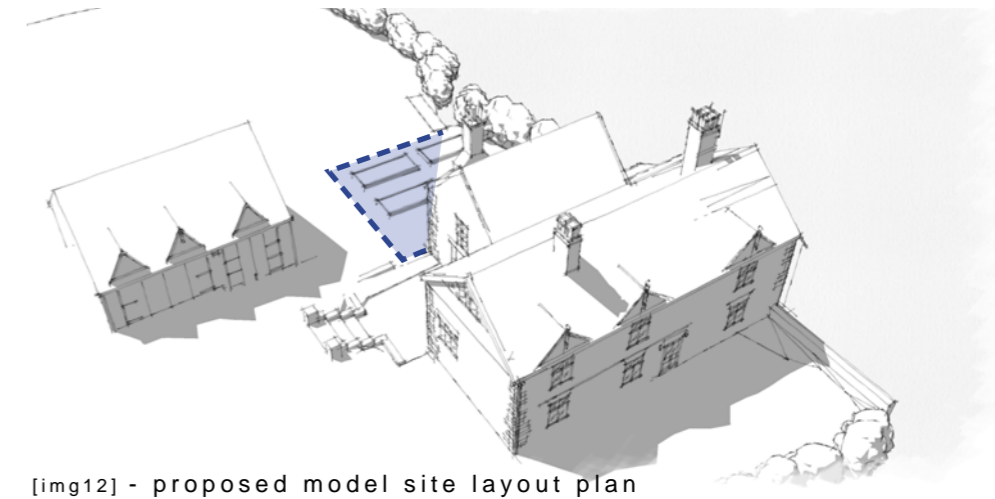
...to provide consider design solutions to...

- create a successful family home, by considering the internal layout of the existing dwelling and extending where necessary to achieve the clients aspirations, whilst protecting and securing the long term future of a Heritage Asset.
- provide extended accommodation that will respect and respond to the context, and contribute to the existing heritage setting, whilst developing the relationship, views and connection between the internal and external areas.
- contribute successfully to the setting, whilst having negligible impact on neighbouring amenity and / or character and historical value of the immediate context.
- provide additions that befit the context in terms of design, siting, scale and materiality, extending the existing dwelling to provide a coherent, carefully and sympathetically designed addition, suited to the requirements of contemporary family living.

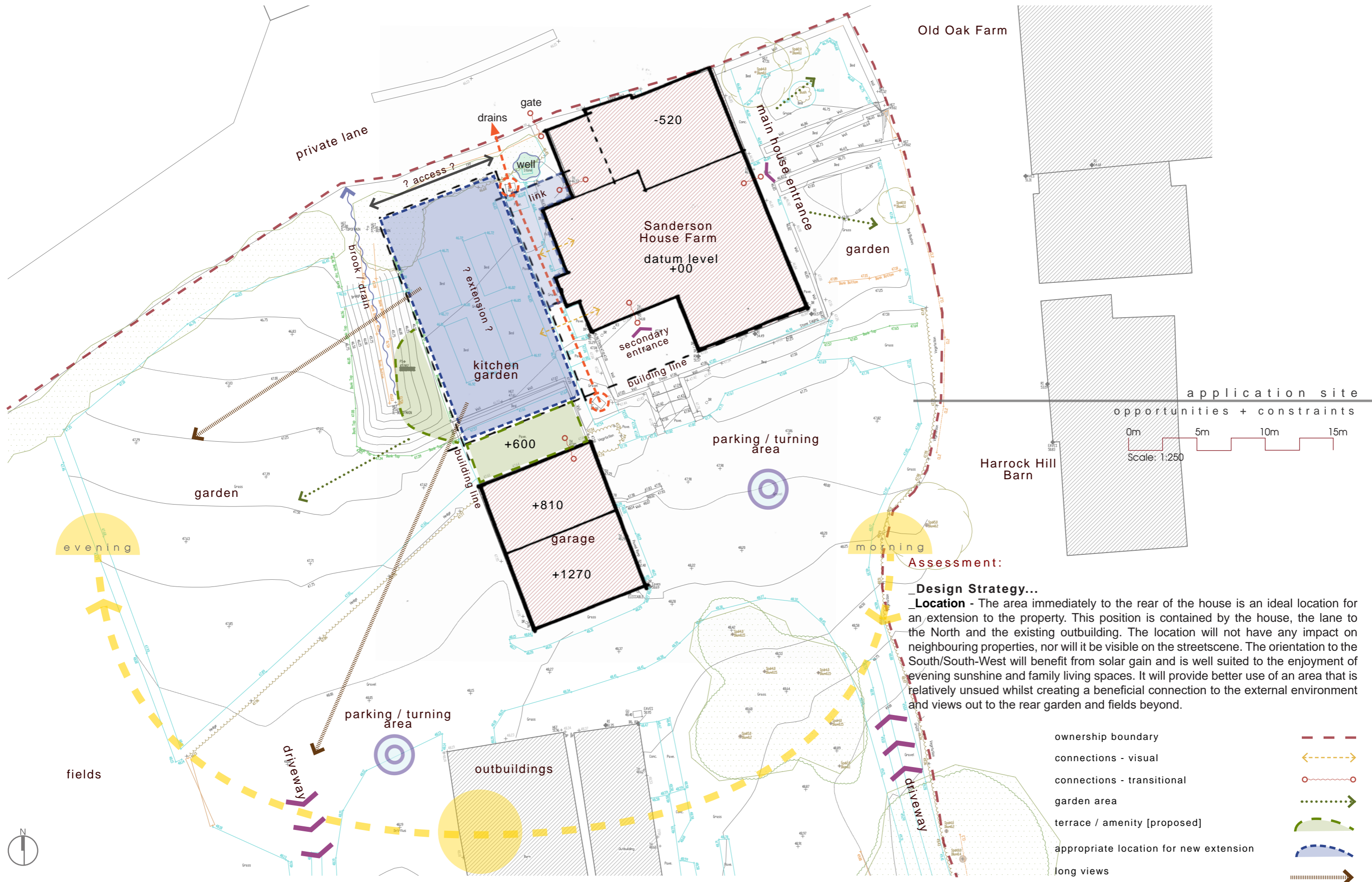
building appraisal
opportunities + con-



[img11] - proposed model site layout plan



[img12] - proposed model site layout plan



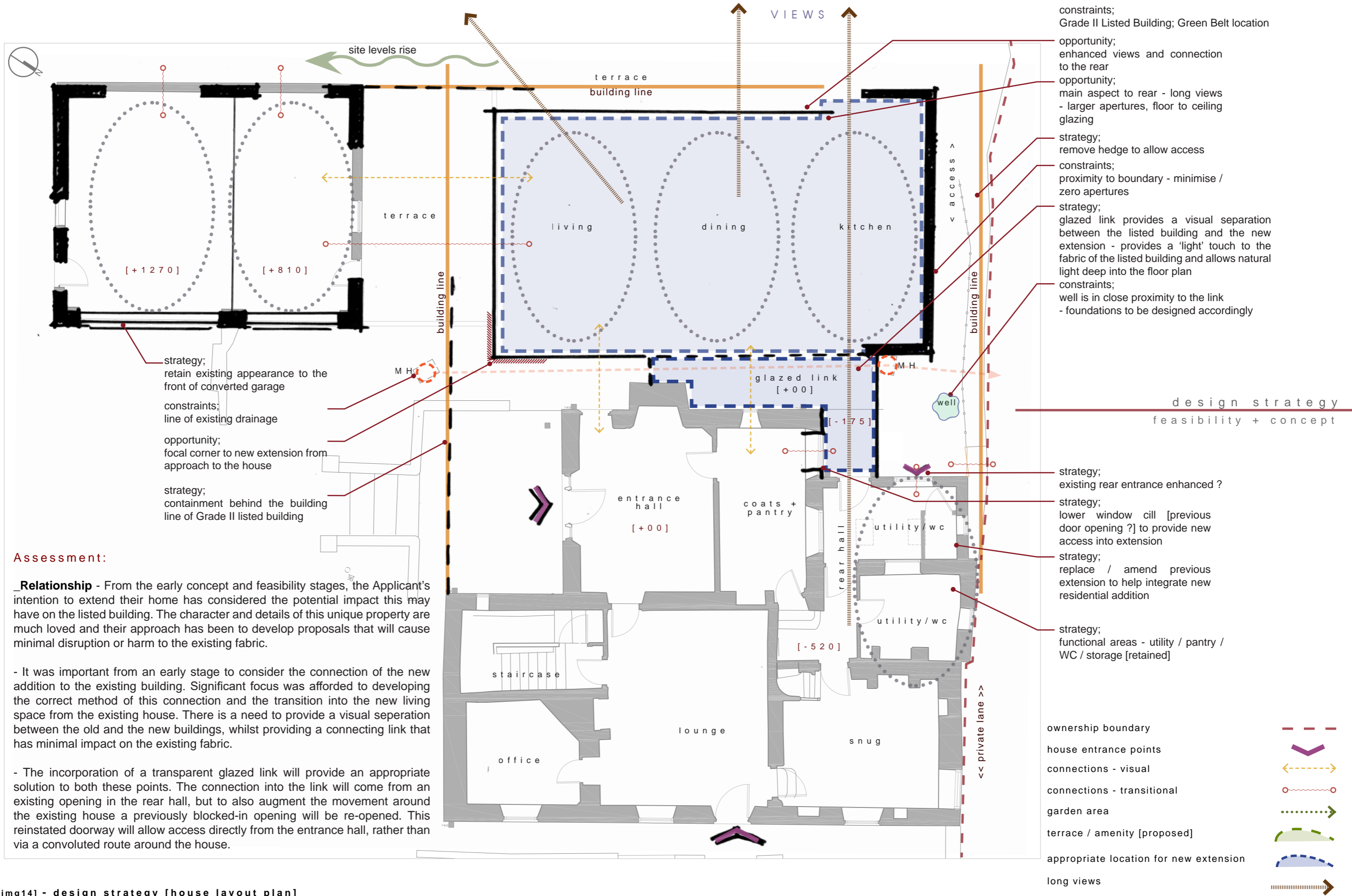
Assessment:

_Design Strategy...

_Location - The area immediately to the rear of the house is an ideal location for an extension to the property. This position is contained by the house, the lane to the North and the existing outbuilding. The location will not have any impact on neighbouring properties, nor will it be visible on the streetscene. The orientation to the South/South-West will benefit from solar gain and is well suited to the enjoyment of evening sunshine and family living spaces. It will provide better use of an area that is relatively unused whilst creating a beneficial connection to the external environment and views out to the rear garden and fields beyond.

- ownership boundary - - - - -
- connections - visual <- - - - ->
- connections - transitional o - - - - o
- garden area
- terrace / amenity [proposed] - - - - -
- appropriate location for new extension - - - - -
- long views - - - - -

[img13] - design strategy [existing site plan]



constraints;
Grade II Listed Building; Green Belt location

opportunity;
enhanced views and connection
to the rear
opportunity;
main aspect to rear - long views
- larger apertures, floor to ceiling
glazing

strategy;
remove hedge to allow access

constraints;
proximity to boundary - minimise /
zero apertures

strategy;
glazed link provides a visual separation
between the listed building and the new
extension - provides a 'light' touch to the
fabric of the listed building and allows natural
light deep into the floor plan

constraints;
well is in close proximity to the link
- foundations to be designed accordingly

design strategy
feasibility + concept

strategy;
existing rear entrance enhanced ?

strategy;
lower window cill [previous
door opening ?] to provide new
access into extension

strategy;
replace / amend previous
extension to help integrate new
residential addition

strategy;
functional areas - utility / pantry /
WC / storage [retained]

- ownership boundary ---
- house entrance points V
- connections - visual -->
- connections - transitional o-o
- garden area ...>
- terrace / amenity [proposed] - - ->
- appropriate location for new extension - - ->
- long views - - ->

strategy;
retain existing appearance to the
front of converted garage

constraints;
line of existing drainage

opportunity;
focal corner to new extension from
approach to the house

strategy;
containment behind the building
line of Grade II listed building

Assessment:

Relationship - From the early concept and feasibility stages, the Applicant's intention to extend their home has considered the potential impact this may have on the listed building. The character and details of this unique property are much loved and their approach has been to develop proposals that will cause minimal disruption or harm to the existing fabric.

- It was important from an early stage to consider the connection of the new addition to the existing building. Significant focus was afforded to developing the correct method of this connection and the transition into the new living space from the existing house. There is a need to provide a visual separation between the old and the new buildings, whilst providing a connecting link that has minimal impact on the existing fabric.

- The incorporation of a transparent glazed link will provide an appropriate solution to both these points. The connection into the link will come from an existing opening in the rear hall, but to also augment the movement around the existing house a previously blocked-in opening will be re-opened. This reinstated doorway will allow access directly from the entrance hall, rather than via a convoluted route around the house.

[img14] - design strategy [house layout plan]



Design concepts:

_Precedent case studies -

- The addition of a 'light touch' glazed link structure is a successful design tool that we have previously employed in similar projects. The glass frame connection minimises the impact upon the existing fabric by avoiding more substantial junctions that would be created by steel or blockwork methods of construction. These methods would require heavy and less graceful building techniques. The transparent nature of the glass link embraces the existing architecture, allowing the existing fabric, stonework and details to be put on 'display'. This method avoids the need to cover over the existing building with plasterwork, and instead frames the existing building as the hierarchical feature. The intention to install larger format glazing within the extension will also allow glimpses of the existing fabric from a wider context.

- We have employed glazed connections on some of our previous projects with success and present case studies here...

_Needless Inn Farm Barns - Lathom

- The extension provides a unique and contemporary addition to an existing Grade 2 listed barn conversion dwelling. The addition is sympathetic and in keeping with the context of the rural agricultural aesthetic.

- In the wider landscape setting the extension is viewed as an informal lean-to building, a simple and traditional structure that is commonly found around farms and rural agricultural environments.

- Viewed more closely, the extension presents itself as a stand-alone addition, clearly separated from the fabric of the existing brick barn structure by the glazed link. This allows the extension to make minimal impact on the existing barn - both visually and physically, and preserves the character and fabric of the existing barn in the least obtrusive manner.

design strategy
case studies



[img15]- needless inn barns : extension to grade II listed building
[West Lancs Design Awards Winner 2017]

- Furthermore, the approach to contemporary design is a strategy that we believe in and this approach has been employed successfully on previous heritage projects. Modern architecture can provide a successful addition to a property of character and heritage, and provide a clear definition between the new addition and character of the host building. This design philosophy can be utilised in a minimal and sympathetic manner, by making reference to the existing building by incorporating similar materials in the new addition.



_The School House - Lune Valley

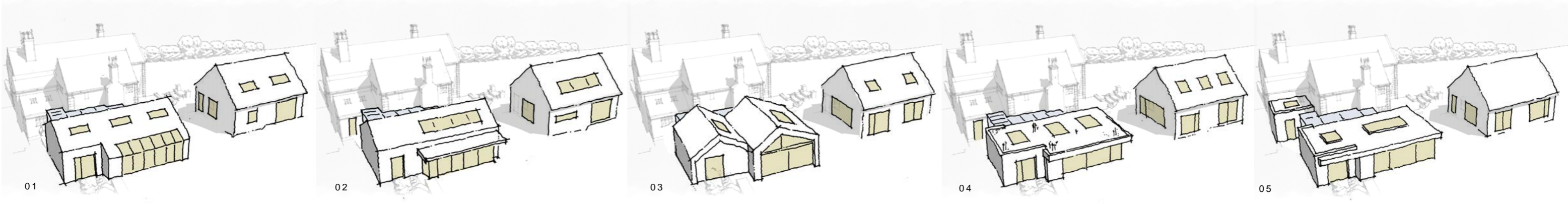
- The School House is a Grade II listed building situated in a Conservation Area, and dates from the 19th Century. Our clients had an exciting aspiration to extend the former school house with a sympathetic and contemporary addition, to help augment the connection between the wonderful property and the magnificent garden.

- Our proposals drew inspiration from the School House, utilising the colour and texture of the existing property, a minimal palette of materials, and a contrasting form, to ensure minimal impact on this historic listed building. Limestone recycled from demolished outbuildings were used to create new wall panels, and charred timber cladding boards provide a relationship to the existing black boarding on the house. The contemporary form and layout provide our clients with a unique extension to an individual historical home of character and significant local importance.

- The above highlights how the Applicant intends to implement these design strategies into their approach to extending Sanderson House Farm.



[img16] - the school house : extension to grade II listed building

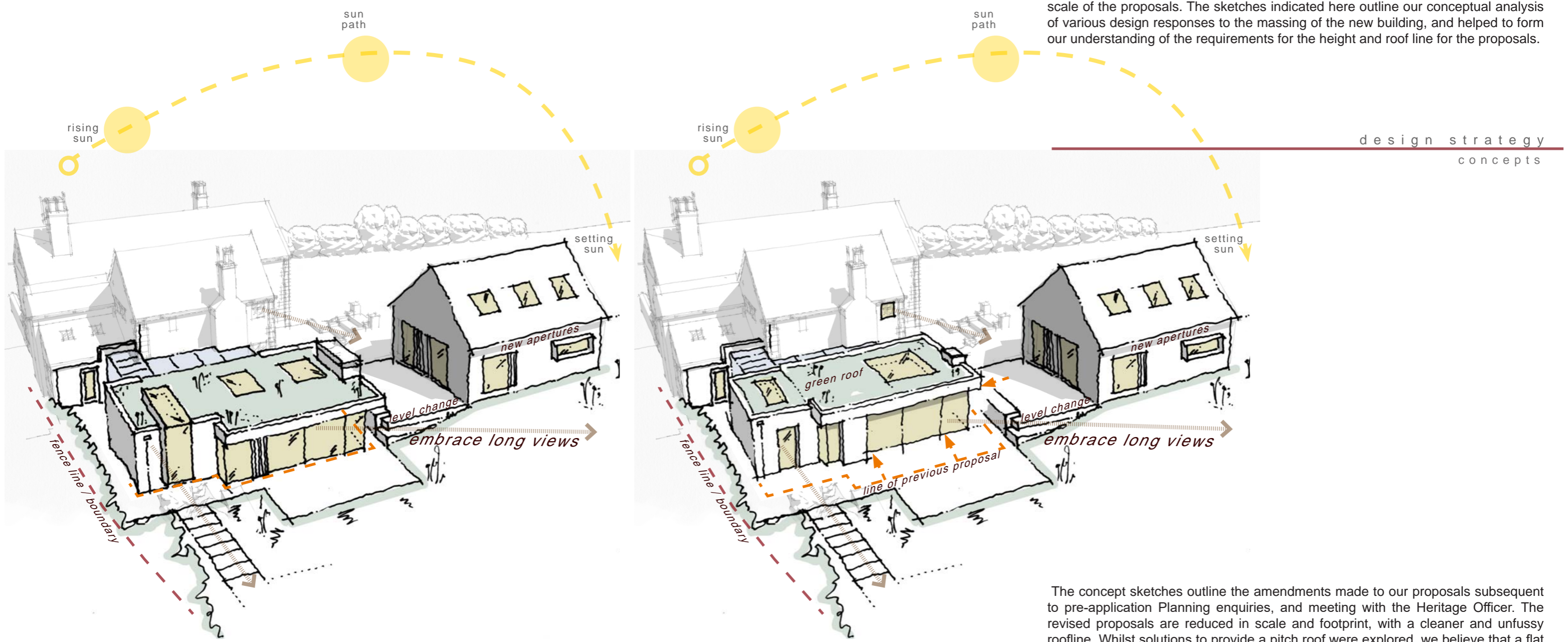


[img17] - concept modelling analysis

Design concepts:

_Massing

- The addition of the glazed link allows the the new extension to be 'separate' from the existing building. This provided some flexibility to the design of the new addition. and we explored various concepts. It was important to understand the impact of mass and scale of the proposals. The sketches indicated here outline our conceptual analysis of various design responses to the massing of the new building, and helped to form our understanding of the requirements for the height and roof line for the proposals.



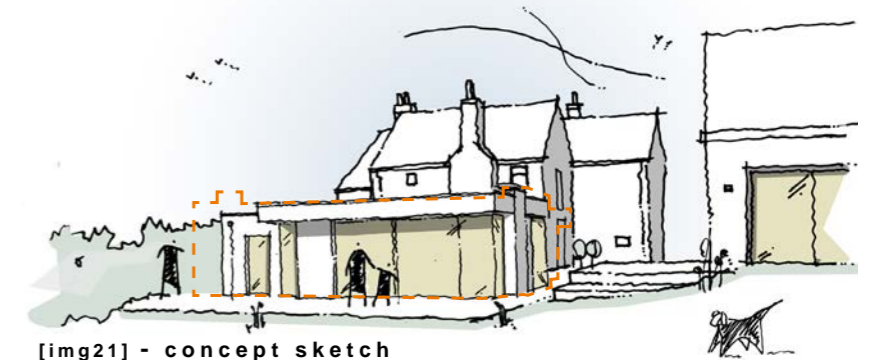
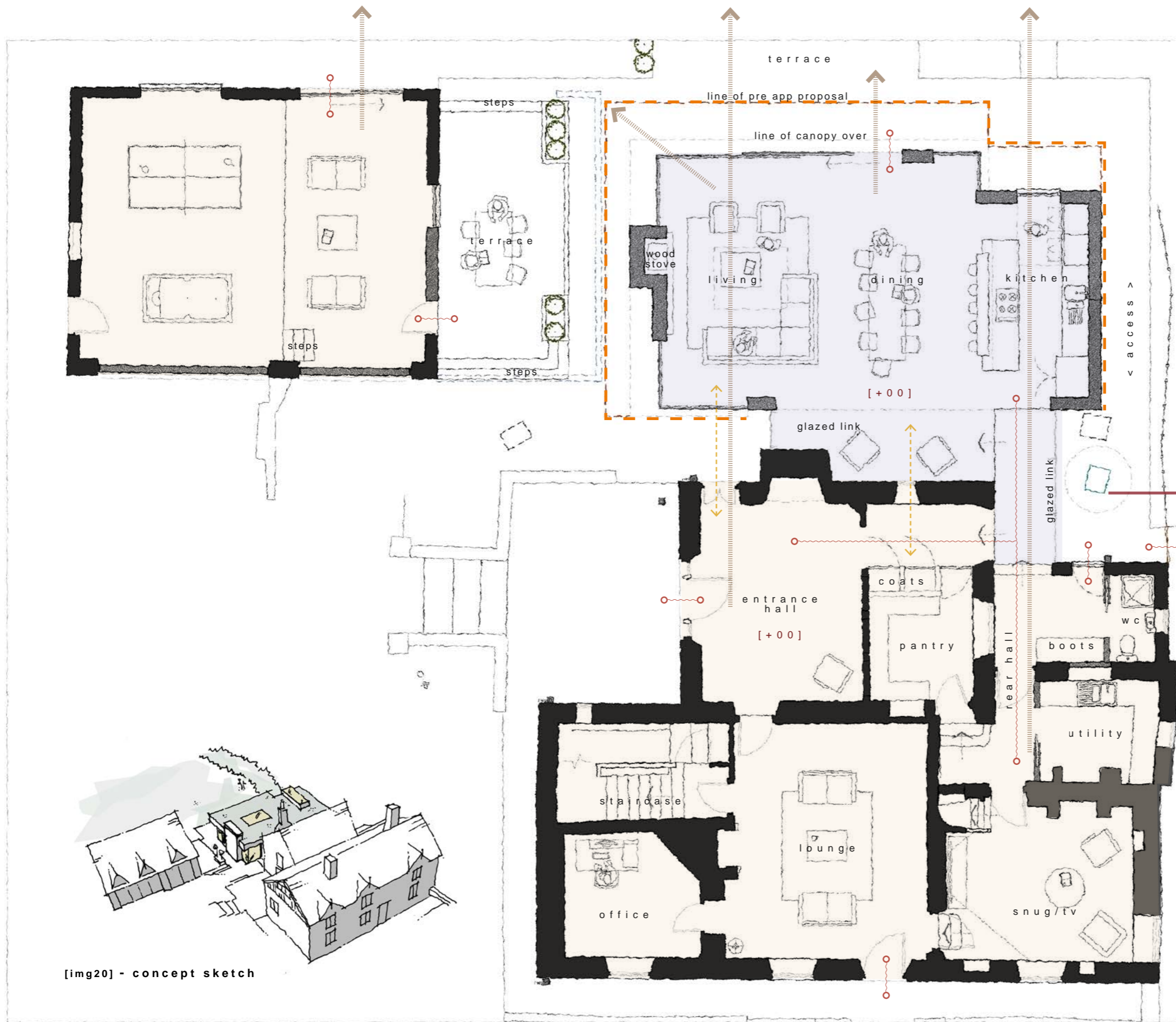
design strategy
concepts

- Planning pre-application submission proposals

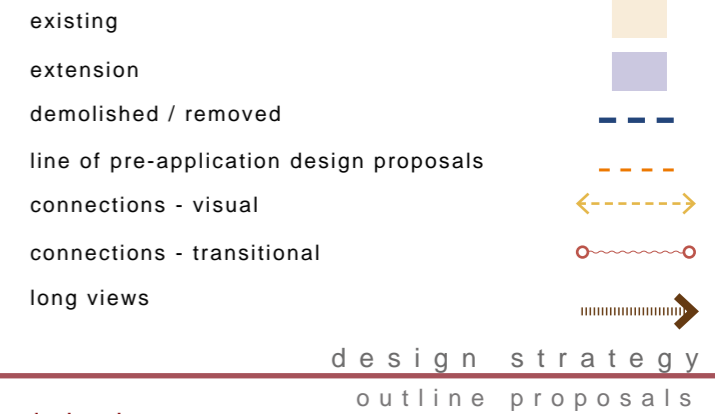
- Planning application proposals [reduced scale]

The concept sketches outline the amendments made to our proposals subsequent to pre-application Planning enquiries, and meeting with the Heritage Officer. The revised proposals are reduced in scale and footprint, with a cleaner and unfussy roofline. Whilst solutions to provide a pitch roof were explored, we believe that a flat green roof will provide the most effective design response to the opportunities and constraints identified. The low roof profile allows unrestricted views out from first floor windows and reveal more of the listed building when viewed from the rear garden.

[img18] - design strategy - mass + scale



[img21] - concept sketch



Developed design:

Pre-application enquiries...

The Applicant has undertaken pre-application enquiries with the local authority, to discuss the design proposals for the development. The applicant submitted a pre-application enquiry [PRE/2023/0029/HOU] to West Lancs BC on 10th February 2023, and a meeting was held on 19th April 2023, with the Applicant, Architect, local authority Case Officer and Heritage Officer present.

- A report by the case officer was issued on 02nd May 2023 to provide guidance on the submitted proposals.

- The local authority advised that the conversion of the detached garage to habitable accommodation was considered acceptable.

- The local authority raised some concerns over the design of the proposed extension, and their view was that the scale and form was not subordinate to the main dwelling.

- However, some positive comments were received from the Heritage Officer, who advised that she would *"be supportive of a glazed link"* and *"it is positive that the proposed extension is accessed from a later extension to the rear..."*. In addition, the Heritage Officer has *"no objection to a contemporary glazed design [which i consider would work well in this instance]."*

- In this regard, we understand that an extension would be acceptable, in principle, subject to the reduction in scale and footprint.

- The applicant responded to the guidance provided at the initial pre-application stage and amended the scale of the proposals, to align with local authority comments. The revised design proposals were issued as a second pre-application enquiry in June 2023. The Applicant is still awaiting a response [Dec2023] from the local authority, despite numerous attempts to contact the case officer/s to discuss further.

[img20] - concept sketch

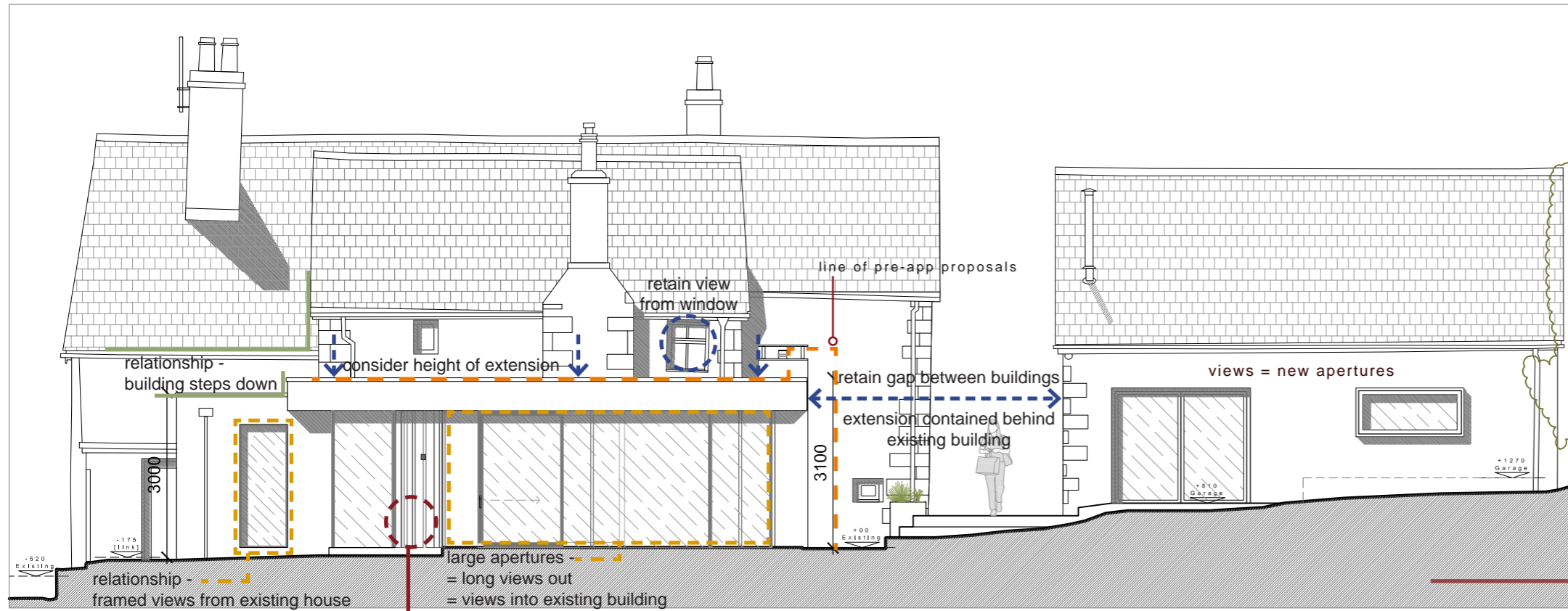
[img19] - proposed ground floor layout plan

Developed design:

Visual Impact, Appearance + Design...

Design Principles - The proposals are purposefully contemporary in design. They are designed to contrast with the existing dwelling, in terms of form and architectural style. The design does not attempt to mimic the earlier architectural period, but instead takes features from the host building and interprets them in a contemporary manner. This creates an interesting dialogue between the old and the new, but provides a clear definition between the older host dwelling and the new addition. Sight lines linking the old and new [refer to layout plan analysis] provide a strong visual connection and augment the relationship between these two contrasting architectural forms.

Form - The design is purposefully minimal in form, and utilises high quality materials that we believe add to the quality of the host property. We believe that this approach, together with the minimal form of the extension and rigorous detailing, will provide a successful addition that will not detract from the character of the existing house. We note that the Heritage Officer is "supportive of a simple and uncluttered addition."



01 - Elevation to rear / West

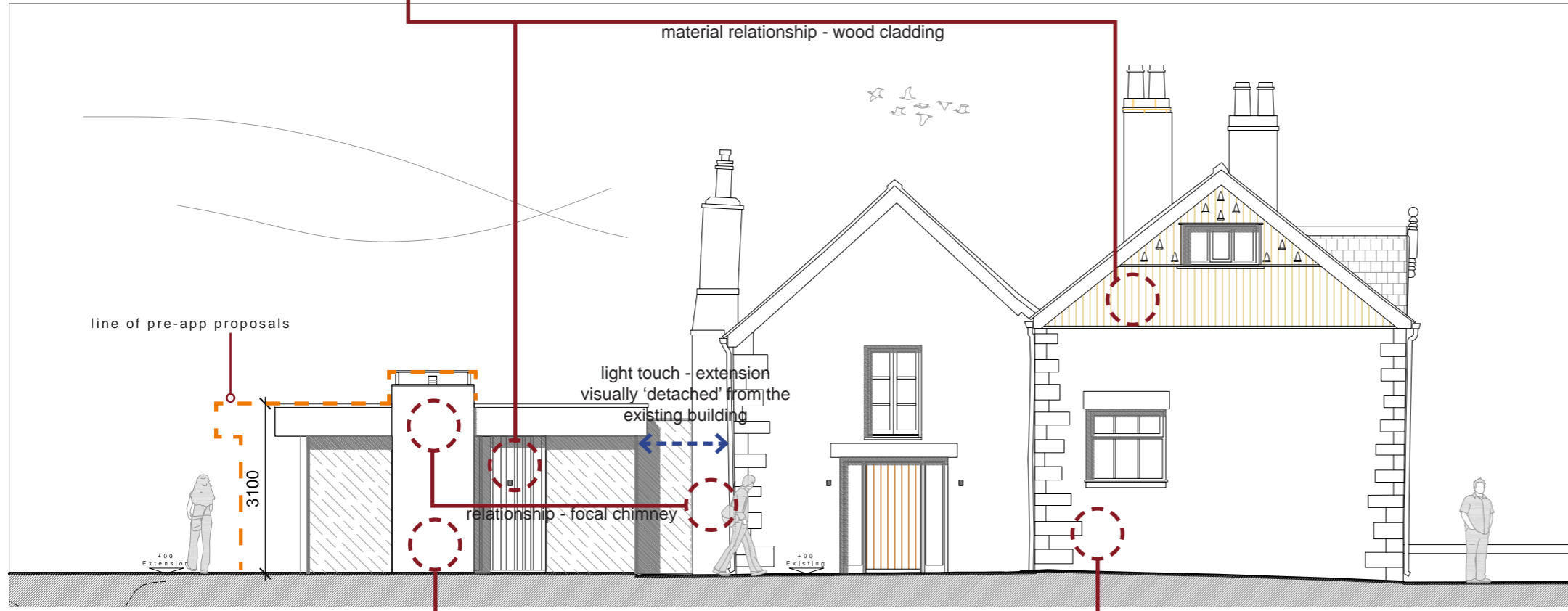
design strategy

Scale - Eaves and parapet height are designed to be lower and subordinate to the existing dwelling. The parapet coping is kept low to allow views of the existing dwelling, and retain views out from the upper floor windows on the main house. The fascia depth has minimal depth to reduce the overall scale and impact of this horizontal element.

Context - The proposals respond to the fantastic location, with long and wide views across fields and farmland influencing the introduction of large format glazing. This will provide extended visual connections, assist with solar gain, and reflect the landscape to help the building mass fully integrate within its surroundings.

- Large format doors will provide flush thresholds and seamless connection to outside spaces, to help extend the living space and create an immediate relationship between the internal and external environments.

- The minimal form of the extension will avoid any needless attempt at trying to imitate the character of the earlier architectural style of the host dwelling. Indeed, the transparent nature of the addition will allow views and glimpses of the existing fabric from every aspect. The respect given to the hierarchy of the existing listed building will allow it to retain its prominence and significance as a Heritage Asset. However, the extension will be recognised as a creative and considered piece of architecture that has a direct relationship to its context, and one that we trust will enhance the setting of the listed building.



01 - Elevation to front / East

[img19] - design strategy [house elevations]



_material ideas, concepts + principles

Developed design:

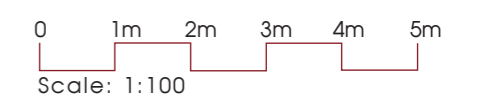
_Appearance + Materials - The timber cladding is selected as a natural and sustainable resource, and relates directly to the immediate architectural vernacular. The proposals to use timber cladding will provide an immediate connection to the existing boards on the gable of the host dwelling.

- The existing stone walls will provide inspiration for facing stones that are proposed on the extension. The stone chimney breast and wall panels will anchor the lightweight appearance of the structure and 'floating' roof fascia. The stone will add texture and a relationship to the main house.

- The metal cladding is another high quality natural material that will provide a unique aesthetic, and allow the new architecture to express its own individual identity. The yellow hue of the royal copper / brass fascia panels will relate well to the stone elevations and frame the expanse of transparent door and window panels below.



design strategy
appearance + materials



Amount...

- Subsequent to our pre-application enquiries with WLBC, the proposed extension has been reduced substantially. The footprint proposed has been reduced by 15% to align with the local authority comments to provide a subservient addition.

Layout...

The extension and site layout has been determined by a number of factors, identified in previous sections, including :

_existing building - to reduce any detrimental impact on the Green Belt setting, the proposed extension is located within a contained area behind the listed building. The footprint will infill an area that is relatively unused and situated at a lower level to the surrounding landscape.

_context - relationship + connection to the existing setting and the South facing rear aspect. The proposed location and relationship with the site levels assist in integrating the new extension into the setting. Access into the new extension will be sensitive to the listed building, as previously assessed.

_views - location + orientation of the building is important to embrace the substantial views from inside the site and out to the surrounding landscapes and long views beyond.



[img21] - proposed concept images [materials + appearance]



_material ideas, concepts + principles

Developed design + Planning context:

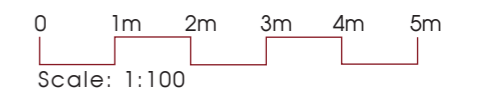
_Visual Impact, Appearance + Design...

- Policy GN3 in the WLBC Local Plan provides guidance on how the Council assess proposals in regard to design and layout of a development. In addition, the Supplementary Planning Document 'Design Guide' [Jan 2008] establishes the design principles and expectations that the Council have when considering Planning applications. This guidance, together with our own appraisal and considered design strategy, have informed the evolution of our design proposals.

- We believe that the creative and contemporary approach to the considered design is an appropriate design solution to the applicants' brief, and accords with the local authority's own SPD guidance on design [refer to extract below].



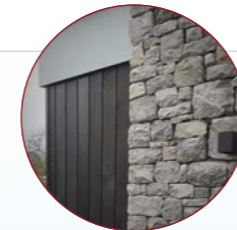
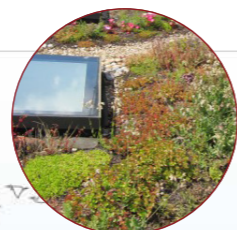
developed proposals
appearance + materials



_steps [define areas]

_green roof

_stone facings + cladding



WLBC Supplementary Planning Document 'Design Guide' [Jan 2008]

Part Two - Applying good design principles...[page 22 + 23]

- New development need not mimic buildings from an earlier architectural period or style but should have a well thought out design.
- Contemporary and innovative designs, which creatively reinterpret traditional forms using high quality materials add to the overall attractiveness of the District and contribute to its overall character. A sensitive architect, with an appropriate brief, should be able to produce a suitable modern design, which acknowledges its local context, materials and typical building forms.

- Boxed Guidance:

DP 7. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.

DP 8. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. The Council promotes the use of natural materials from environmentally responsible sources and materials of high quality, which have been reclaimed, salvaged or recycled.

Part Three - Raising the standard...[page 29]

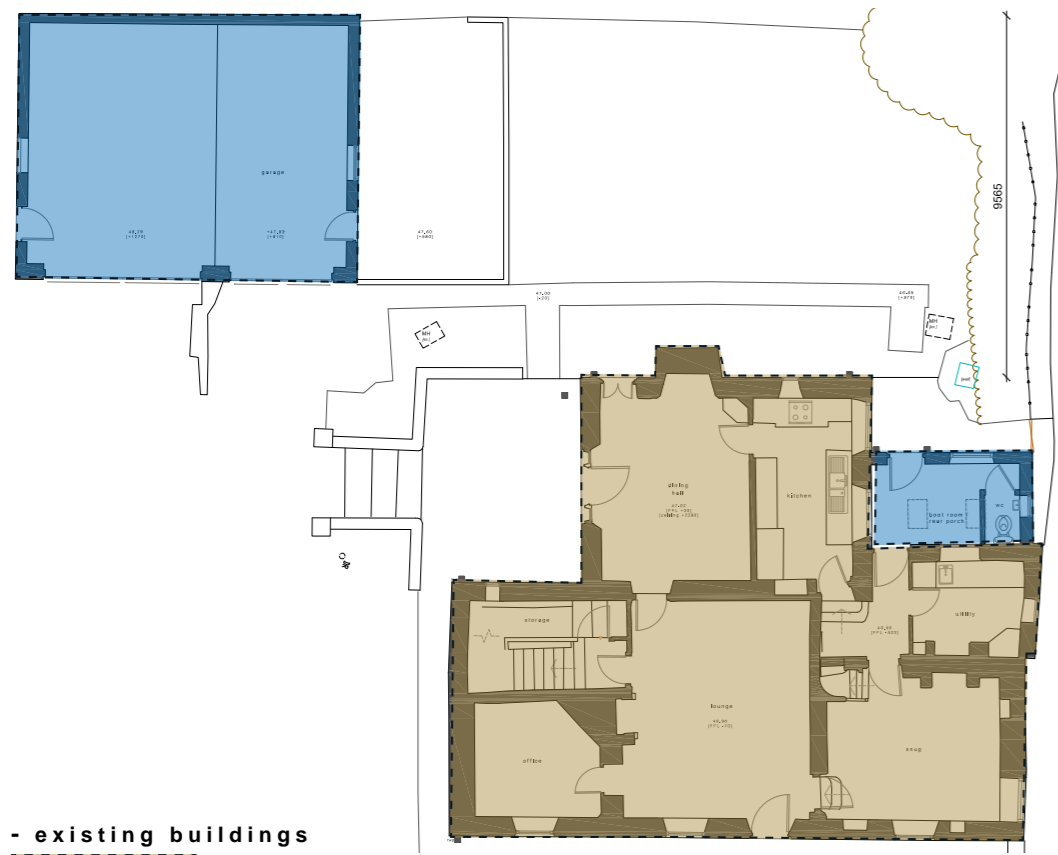
The materials used should, in most cases closely match those on the main dwelling and complement those commonly used in the area. However in some instances materials, which contrast with those used on the main property can be effective in helping distinguish the new work from the old and help break the mass of a building.

- We have referenced previous successful contemporary extensions approved by the local authority. This includes our own recent designs for contemporary additions to listed buildings and dwellings within Conservation Areas. We believe that successful design need not be limited by any requirements to mimic or imitate an existing architectural period / character.



<sectional elevation through glass link>

[img22] - proposed concept images [materials + appearance]



- existing buildings

- 'original' house	= 960m ³
- previous extension + garage	= 30m ³ + 265m ³ [295m ³]
-Total	= 1255m ³ o/a volume
	= 30% o/a increase on 'original' volume



- proposed buildings

- new extension	= 260m ³ [revised pre-app submission included herewith]
- previous extension + garage	= 30m ³ + 265m ³
- 'original' house	= 960m ³
-Total	= 1515m ³ o/a existing volume or 57% increase on 'original'

...thus, proposed volume of development...

- 'original' buildings	= 960m ³
- previous extensions	= 295m ³
- proposed extension	= 260m ³
-Total	= 1515m ³

- 'Original'	= 960m ³
-Current existing	= 1255m ³
-Proposed	= 1515m ³

Therefore, the proposed development would be an increase of approx. 57% on the 'original' buildings, but an 8% o/a increase on the existing volume on the site.

Assessment:

Impact on the Green Belt :

- Policy GN1 of the Local Plan states that development proposals within the Green Belt will be assessed against National Policy and any relevant Local Plan Policies.
- The National Planning Policy Framework notes that the extension to a building in the Green Belt is to be regarded as not inappropriate, providing 'the extension or alteration of a dwelling ... does not result in disproportionate additions over and above the size of the original building.'
- The local authority SPD - Development in the Green Belt [Oct 2015], Policy GB4 Section 2.6 provides guidance on how the Council assess proposals and lists criteria in respect of how an extension to an existing building within the Green Belt would be acceptable.

The SPD on development in the Green Belt Section 2.6 states that the following criteria should be satisfied...

- a) The existing building is lawful.
- b) The total volume of the proposal, together with any previous extensions, alterations and non-original outbuildings, would not result in an increase of more than 40% above the 'original' building. [The 'original building' is defined by the NPPF as the building as it existed on 1st July 1948 or if constructed after 1st July 1948 as it was built originally.]
- c) The design of the extensions or alterations is in keeping with the original form and appearance of the building and does not materially harm the openness of the Green Belt through excessive bulk, or by virtue of its location.

- We will address each criterion from GB4 Section 2.6 in turn.
- The existing building is lawful and permanent in nature, being a Class C3 residential dwelling currently owned and occupied by the Applicant. Criterion a) is met, therefore, the Applicant is required to consider the remaining criterion and provide supporting mitigation to satisfy these criteria.
- The concept of what constitutes an extension or alteration to a building within the Green Belt to be materially larger and thus 'disproportionate', is therefore critical in the assessment of this proposal.
- Criterion b) which requires "the total volume of the proposal, together with any previous extensions, alterations and non-original outbuildings" not to result in an increase of more than 40% above the 'original' volume, and Criterion c), which outlines that the proposals should be "in keeping with the original form and appearance of the building and ... not materially harm the openness of the Green Belt through excessive bulk, or by virtue of its location" are somewhat intertwined and can therefore be assessed together.

building appraisal
green belt assessment

- In respect of Criterion c), the design, form and appearance of the development proposals have been developed in tandem with due consideration towards the impact on the Listed Building. This has provided a design response that aligns with both Green Belt policy and is respectful to the value and character of the Heritage Asset. The contemporary nature of the proposals enables the height of the proposals to be kept low to avoid excessive bulk and to reduce mass and scale, thus allowing the existing listed building to be the more prominent form. The Heritage Officer supported the use of matching materials within the design of the contemporary extension. Therefore, we understand that the design, form and appearance of the development proposals are acceptable in principle, and Criterion c) is partially satisfied.

- In this regard, the remaining issue under consideration relates to whether or not the development proposals should be considered as materially larger and therefore disproportionate and likely to cause detrimental harm to the openness of the Green Belt. This will be assessed by determining whether the proposals will result in an increase of more than 40% above the 'original' building, or through excessive bulk, or by virtue of its location.

- In total the volume of the overall cumulative extensions to the property would amount to a 57% volume increase from the 'original' dwellings [refer to opposite for volume calculations]. This exceeds the 40% 'threshold', but the increase in volume of this application amounts to only a marginal percentage increase above the current built volume on the site.

- The local authority SPD provides further guidance in determining whether a development will have negative impact on the openness of the Green Belt. It is noteworthy that the justification which follows Policy GB4 in the SPD, states that "This figure of 40% is provided as a guide only." The SPD references an example of an extension [Figure 3, page 21] fully contained to the rear of a property and notes that "...Due to its position in relation to the property, the impact of this form of extension upon the perceived openness of the Green Belt would be substantially less than [other] extensions ... it may be possible to have an extension, similar to that shown in Figure 3, but of marginally more than 40% of the original property..."

- In summary, the Applicants' proposals have been reduced significantly since the original pre-application feedback. Whilst the footprint is slightly larger it does not extend beyond the existing footprint nor encroach further into the Green Belt, and is set back significantly from the existing building line. The footprint is not considered to result in an adverse impact on the openness of the Green Belt.

- A more prominent or easily visible expansion of a building would detract more from the perceived openness of the Green Belt than the more concealed nature of our design proposals. The nature of the site levels allow the extension to be positioned at a lower level to the surrounding land. Together with the low lying flat 'green' roof, the height, mass and form of the proposals will not detract from the perceived openness of the Green Belt.

- Criterion c) of Policy GB1 advises that development should not materially harm the openness of the Green Belt through excessive scale of bulk. We believe that the visible mass and bulk of the single storey element at the rear of the property would not be materially different from the existing property. Furthermore, the spread of development into open Green Belt land is negligible, and the scale and bulk of the development will be no greater.

- In this regard, we believe that Criterion b) + c) are satisfied. The development aligns with the SPD guidance and has no material effect on the perceived openness of the Green Belt.



- needless inn barns : extension to grade II listed building
[West Lancs Design Awards Winner 2017]



- marlewood : extension in a conservation area
[West Lancs Design Awards Shortlist 2019]



- owens farm : extension to grade II listed building



- high trees barn : barn conversion + extension



- the school house : extension to grade II listed building

- previous projects by matt wood : architect ltd

_Summary...

- Whilst it is acknowledged that the extended dwelling would have a larger volume than the SPD recommendations, the scale, bulk and location of the new extension should be viewed as appropriate. The prominence and visual expansion of the building will not detract any further from the perceived openness of the Green Belt. and the proposals deemed as acceptable development.

- We understand that the principle of development was acceptable to the Heritage Officer, in respect of the proposals for an addition to the listed building. It should be noted that the Applicant has reduced the scale and footprint of the proposals presented at pre-application enquiry stage. The proposals submitted herewith have responded to the concerns and comments raised in the pre-application enquiry and are further justified in the enclosed documents and supporting information.

- Furthermore, the Applicants' proposals have been developed in consultation with the appointed Heritage Consultant, Bowland Surveyors. Their Heritage Statement is submitted in support of this application, and provides an assessment of any potential impact that the proposals may have on the existing Heritage Asset.

- In this regard, we believe that it is reasonable to believe that the proposals comply with the NPPF and Local Plan / SPD document and should be viewed as acceptable and granted permission as applied for.

matt wood : architect ltd

_practice profile + experience

- MW:A Ltd is a contemporary award-winning architectural practice, based in Ormskirk, West Lancashire, specialising in creative modern new homes, extensions, and renovations.

- MW:A believes that every project is unique...every design has its own identity, every client has their own requirements.

- We apply a detailed and enthusiastic approach to every new project. With a sound belief in producing economically responsible, environmentally appropriate, and creative architecture, each project is considered in respect of its own unique elements. Throughout the design process, the project is continually reviewed and honed with the client, and enhanced through application of progressive and innovative design. Our starting point is to understand people and places, client aspirations and site context, and how and where these overlap. We are interested in the details that have the potential to benefit and enrich peoples lives through the design and creative use of space.

- MW:A believes that good and creative design makes a difference; it enhances our environment and the way we live; it is integral to our quality of life and can support change in a constructive and sensitive way. The aim of the practice is to produce high quality modern architecture through imaginative and creative design. A strong belief of producing architecture that is enjoyable and has a positive contribution toward our quality of life is fostered through an applied rigour and sensitive approach to architectural design.

w : www.mattwood-architect.co.uk
e : mail@mattwood-architect.co.uk
t : 07969 819 361



matt wood:architect