

New Dwelling
Land Adjacent to 14a Haigh Road
Haigh
Wigan

For

MR & MRS TANFIELD

DESIGN AND ACCESS STATEMENT



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1. INTRODUCTION

1.1. The proposed development is for a new dwelling at the land adjacent to 14A Haigh Road. The proposed development will primarily consist of:

- The demolition of an existing pool house and single-storey dwelling
- Creation of a new two-storey 4-bed detached dwelling with an integrated 2-car garage
- Associated external works including a new hedge to the boundary, terrace and a new gate

1.2. This design and access statement consists of the following sections:

Site and Context
Policy and Development
Sustainability
Access and Travel
Appearance and Design
Landscaping
Surface and Foul Water Drainage



Aerial site view

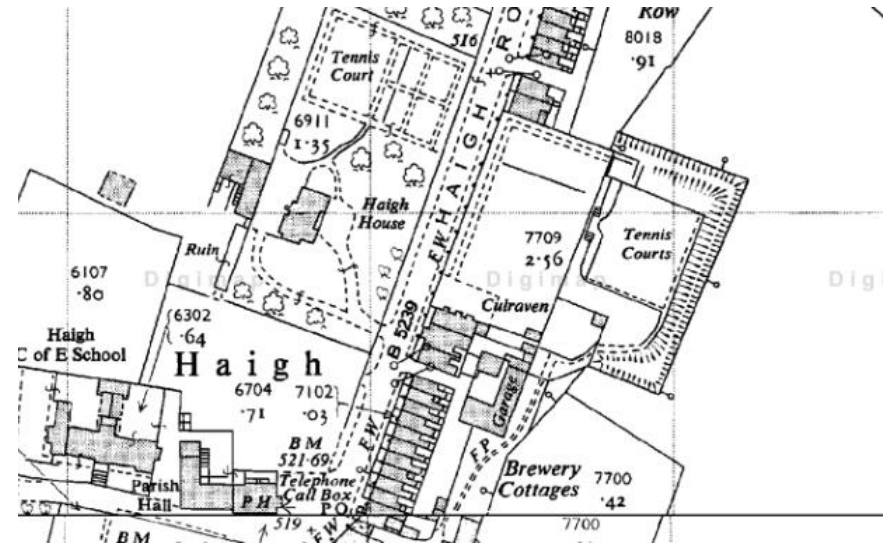
2. SITE AND CONTEXT

2.1. Existing Site

- 2.1.1. The site is located off of Haigh Road, Haigh in close proximity to Aspull.
- 2.1.2. The existing site consists of two buildings, a pool house connected to no.14 Haigh Road and a separate dwelling (see associated photograph).
- 2.1.3. The application site, no.14 Haigh Road and no.14a Haigh Road are all owned by the applicant as indicated on the associated location plan.
- 2.1.4. The site is part of the Haigh Village conservation area and is also deemed as Green Belt by Wigan Borough Council.

2.2. Site History

- 2.2.1. The planning history of the site at 14a Haigh Road is brief and consists of one application:
- To erect 1no. detached dwelling house following demolition of existing workshop (A/08/70531) – approved with conditions
- 2.2.2. The site was historically used as recreational space with tennis courts with additional small buildings. As the wider area of Haigh developed the terrace typology was built along the front of the site, secluding the site from the main street, now better suited to a residential use.



3. POLICY AND DEVELOPMENT

3.1. PRE-APPLICATION ADVICE

- 3.1.1. The proposal for a new two-storey, detached 4-bed dwelling both in the Green Belt and the conservation area has been assessed against national and local planning policy. Guidance has been sought from the council in the form of Pre-Application enquiry and from a Planning Consultant. The proposal is compliant with policy CP8 from the WBCLP and paragraph 145(e) from the NPPF due to its enclosed nature and relationship with the rest of the built development within the village.
- 3.1.2. Pre-Application advice (A/20/88692) has been sought from Wigan Borough Council concerning part of this application. The primary concern from the Council was the size of the dwelling,

this has been recognised and the new dwelling has been reduced in size by 94.3m², the balcony removed, the entrance hall narrowed and the southern gable reduced in length. This has made a significant reduction and should therefore be suitable given previous advice. The roof has been altered from a gable to a hipped roof to reduce any visual impact.

3.1.3. Ms Robertson, the Conservation Officer from Wigan Council expressed concerns over the potential for overdevelopment of the site due to suggestions of multiple houses. Initial suggestions proposed were for 5 new dwellings. For clarity, the application has been split, with a different application for the alterations and extensions to the neighbouring 14 Haigh Road whereas this application proposes no new dwelling houses due to the existing dwelling on the site which will be demolished (see associated photograph).

3.1.4. The proposed dwelling is a 4-bed family house with ample parking and garden amenity. There are a number of larger individual dwellings on substantial plots in the immediate vicinity as well as the adjacent terraced properties (refer to location plan).

3.1.5. The immediate area also consists of 2- and 3-bedroom terraces and flats, identifying a potential need for housing for larger and multi-generational families. This supports the council's spatial vision for 2026 to "improve the supply of good quality housing across the borough to ensure a balanced housing market...".

3.2. HAIGH VILLAGE CONSERVATION AREA

3.2.1. The key aspects of the Haigh Village Conservation Area are as follows:

- The dominance of red brick construction
- The use of stone for public buildings
- Slate roofs

- Rural surroundings
- Abundance of trees and greenery

None of the proposals in this application for a new dwelling interfere with any of the above aspects.

3.2.2. The Haigh Village Conservation Area Appraisal briefly mentions 14 Haigh Road which is owned by the applicant but not included within the site of this application. The Appraisal states:

"No 14 Haigh Road is another example of a unique style of building which is not in-keeping with the general character of the conservation area. However due to the fact this property is set in its own walled grounds off the main road, it has less of an impact on the area."

As the proposed new dwelling will not be visible from the Haigh Road, it will have little impact on the surrounding area.

3.2.3. In general, the Haigh Village Conservation Area Appraisal is critical of "pebble dashed effects", "variations of colour" and the "bright colour palette used on the windows of doors" on Haigh Road.

The proposed materials to be used are cream render which has a precedent in the local area with a grey brick chimney. Neutral colours have been specified for a sensitive design in keeping with the conservation area.

3.2.4. The Conservation Area Appraisal is summarised as follows:

"It is important that going forward more care is taken to ensure high quality design which is sympathetic to the character of the area without being a pastiche."

The proposed development has had careful consideration into an appropriate design for the area following many discussions with Planning Officers.

3.2.5. Policy CP11 of the Wigan Borough Council Local Plan places importance on conserving and enhancing where appropriate conservation areas.

3.2.6. The proposed new dwelling is not visible from the street scene and is screened by no.15 and no.15a Haigh Road, therefore there is little impact on the views out of the conservation area.

3.2.7. Paragraph 200 of the National Planning Policy Framework (NPPF) states that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of the heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

Therefore, this proposal should be treated favourably as it seeks to enhance the existing character of the conservation area by demolishing two unappealing structures whilst positively contributing to the local housing stock of 4-bedroom houses.

3.3. GREEN BELT

3.3.1. The NPPF states that the Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another

- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.3.2. The proposal does not include any extension to the residential curtilage. The curtilage is clearly defined on the associated existing site plan as belonging to 14 Haigh Road. Both 14 Haigh Road and 14a Haigh Road belong to the applicant and as such it is proposed that the existing domestic curtilage is subdivided for the new property as illustrated by the new hedge boundary on the proposed site plan.

3.3.3. Preserving the openness of the Green Belt is a key goal of both the NPPF and the WBCLP. 14a Haigh Road and 15a Haigh Road are both three storey dwellings of a significant size. The location of a two-storey dwelling with the second storey predominantly in the roof space will have little impact to the openness of the Green Belt, since its situated between these existing buildings.

3.3.4. Paragraph 145 of the NPPF states that the construction of new buildings is inappropriate with an exception to this rule being section e – limited infilling in villages.

3.3.5. Policy CP8 of the Wigan Local Plan Core Strategy is in agreement with Paragraph 145 of the NPPF and also states that:

“Infilling development will continue to be allowed within the settlement boundaries of Haigh and Bickershaw in the Green Belt, in accordance with national planning policy framework.”.

There is no case law or any supporting text or supplementary guidance from the Council or within the NPPF which defines the scope and size of what is to be considered infill development. Wood V SSCLG 2014 is a widely referred to court judgement where the consideration of the characteristics of the site itself should inform its determination as infill.

3.3.6. Advice provided by Justin Cove; a Planning Consultant states that in determining whether a site should be classed as infill that

“It is not established within case law that the site must be contained on a specified number of sides, however it is evident that the site is visually bordered by development on at least three sides, with the north of the site subject to the access road and a hedgerow blocking views to the north. The character of the site can be summed up as a confined gap, enclosed on three sides within the built nature, and formal settlement boundary, of Haigh Village.”

“From assessing the grain of the site and settlement on the aerial plan, it is clear the plot is physically connected to 14a Haigh Road adjacent to the east and a row of dwellings to the west set up to Haigh Road (12 to 15a Haigh Road). To the south a large mature tree and a hedgerow encloses the site with an outbuilding set up to the site boundary which is associated with a dwelling (Culraven) south of 15a Haigh Road. The north of the site is also largely enclosed due to a hedgerow, with open countryside stretching to the north and north east away from the settlement. The previously developed site is undoubtedly an infill site, physically contained by 14a Haigh Road directly to the east and 12 to 15a Haigh Road directly to the west.”

3.3.7. Although the basis for this application is NPPF Paragraph 145(e), section g is also relevant as it allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which

would not have a greater impact on the openness of the Green Belt than the existing development.

The numbers of unattractive, permanent and redundant existing structures on the site characterises it as previously developed land. The proposed development provides the opportunity for the Council to take a proactive approach towards delivering a new house on previously developed land whilst seeking to enhance the built and natural environment.

3.3.8. Objective BEL 1 as part of the WLPC states the Council's intention to:

“...protect the Green Belt from inappropriate development; maintain and enhance the built environment, and conserve and enhance the borough's-built heritage.”

As according to the NPPF this proposal is not inappropriate development, then the proposal supports Objective BEL 1.

3.3.9. The volumes of the development are as follows:

Existing Volume = 525.0m³
(To be demolished)
Total Proposed Volume = 983.1m³

Gross Internal Floor Area
Ground Floor = 151m²
First Floor = 104m²
Total = 255m²

Although the proposed volume is larger than the existing volume to be demolished, both the NPPF and the WBCLP place great significance on improvements to the character of the conservation area and secures the longevity of the site for residential use.

4. SUSTAINABILITY

- 4.1. The long-term sustainability of the site as a residential use class is secured by accepting the application for this development.
- 4.2. The high-quality, local materials such as slate for the roof is both in keeping with the conservation area and reduces the carbon-footprint.
- 4.3. New build dwellings have a much higher standard of energy efficiency and would therefore has less energy waste than reusing an older house.

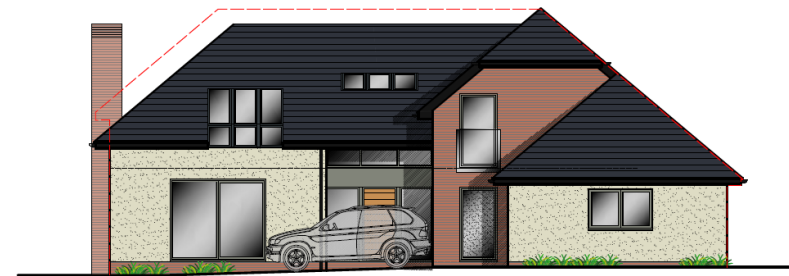
5. ACCESS AND TRAVEL

- 5.1. The site is accessed from Haigh Road via a tarmacked road which transitions into a gravel track. The new dwelling would make use of the existing access owned by the applicant via a right of way.
- 5.2. The site is located near residential development along Haigh Road and the wider area of Aspull.
- 5.3. The proposed new dwelling is located approximately 0.35 miles from the nearest bus stop, Haigh (before Aspull) before St David's Crescent.
- 5.4. The design includes a double garage and two exterior parking spaces, providing ample car parking spaces in line with the Council's guidance.

6. APPEARANCE AND DESIGN

- 6.1. The proposed materiality of the new dwelling will consist partly of cream render with a large proportion of red brick walls and two red brick chimneys, remaining consistent with the surrounding area.

- 6.2. The proposed roof sections are hipped with feature skylights to soften any impact on the surrounding area and to be in keeping with the local rural aesthetic.
- 6.3. The first-floor of the proposed dwelling is partially located within the roof space which reduces the ridge and eaves height. This design choice emphasises the approach to limit the visual impact of the proposed dwelling on the existing neighbouring properties.
- 6.4. The proposed materials are of high-quality, supporting sustainability through long material lifecycles.



ELEVATION A - FRONT ELEVATION (WEST)

7. LANDSCAPING

- 7.1. Following Pre-Application advice, a landscaping scheme has been proposed on the associated site plan with this application.
- 7.2. New trees are proposed to be planted to the west of the site.
- 7.3. A low-level hedge will surround the property to the south, east and half of the north side of the site.

- 7.4. A 1.2m fence and gate will allow vehicle access and formally separate the proposed new dwelling from 14 Haigh Road.
- 7.5. The site cannot be seen from the street due to being screened by 15 and 15a Haigh Road so the landscaping will not visually affect the conservation area.

8. SURFACE AND FOUL WATER DRAINAGE

- 8.1. Foul water drainage will connect to the existing system at 14 Haigh Road.
- 8.2. Surface water will be dispensed via a soakaway system.

9. PROJECT APPRAISAL

- 9.1. Peter Dickinson Architects have extensive experience creating sensitive and high-quality designs in and around Wigan in both conservation and Green Belt areas.

REFERENCES

Google Earth
 Wigan Borough Council Local Plan
 National Planning Policy Framework
 Haigh Village Conservation Area Appraisal (2008)
 Edina Digi Maps

Peter Dickinson & Jemma Baldwin 21 OCTOBER 2021