

**HPK/2016/0058**  
**Wilshaw House**  
**Whitehough**  
**Proposed new dwelling**

**DESCRIPTION:**

The application site lies within the Chinley and Whitehough Conservation Area and located to the rear (north side) of Wilshaw House. The host property is a locally impressive vernacular farm house of the southern Pennines. It is constructed from thinly coursed rubble gritstone with stone roof and chamfered mullion windows. It was originally L shaped and has been further extended at the rear.

The rear of the property is less impressive. The application site falls outside of the stone boundary wall to the house and consists of a grassed bank and tarmac. There is an existing timber garage in poor condition which will be removed as part of the proposals. There is a band of tall conifers that screen the garage from the north. I understand from the applicant that these are being removed. The rest of the site is open with views, across fields to the north of the conservation area.

Discussions with the owner on site and section 5 of the Design and Access Statement suggest that the proposed access route follows a historic track that originally led to the coach house at the rear. Whilst this seems an obvious suggestion I cannot find any reference to this on historic mapping.

**PROPOSALS:**

It is proposed to construct a new dwelling to the rear of Wilshaw as follows:

1. 1 ½ storey high building with accommodation in the roof space. Constructed in stone with slate roof.
2. The dwelling will have an integral garage with bold projecting gables and dormer windows. Window proportions and door design follows that of Wilshaw, however the overall appearance is more reflective of the Old Hall Inn, located in the centre of the village.
3. The proposed access to the site is said to follow a historic track that originally led to the coach house (now converted).

**COMMENTS:**

In principle and subject to agreeing the design approach I have no objections to development within this general location. However I feel that any development here needs to be of a suitable scale, mass and design and be well screened along its northern edge.

On plan the new building appears to be constrained somewhat by the site boundary and does not relate well to the size of the site. The proposed house

has a substantial projecting gable on its east elevation which produces a plan form at odds with the predominate pattern of surrounding development. This projection and position on the site makes it appear as an incongruous projection in the green belt.

The proposed height of the development as shown in figure 12: Section A – A seems acceptable when compared to the host dwelling.

The overall design approach for the house is rather flamboyant for its location. The window and door design reflects that of Wilshaw House but the projecting gables and overall appearance is comparable to the Old Hall Inn. Both these, are large detached buildings with a significant setting and presence within the village. The proposed house is not of this type and needs to be more reflective of small ancillary type accommodation (see coach house opposite). The dormers on the front elevation are not typical of traditional development in the area and should be removed.

**To summarise:**

1. No objections in principle
2. Screening is required along the northern edge
3. Any new house should be designed to appear as a small ancillary building rather than one which competes with Wilshaw. I would look to the coach house opposite to provide a reference for scale, mass and overall design approach.
4. I also think it is worth considering altering the position of the dwelling so that it protrudes less into the green belt. A smaller type ancillary building could be moved west so that it runs in line with the annexe (respecting privacy issues).

**Joanne Brooks**  
**Regeneration**  
**11 March 2016**