

Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: SK | Date: 3.3.20 | Manager: | Date: |
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| Application Ref: | 3/2020/0036 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 29/01/20 | |
| Officer: | SK | |
| DELEGATED ITEM FILE REPORT: | | REFUSAL |

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| Development Description: | Detached Bungalow and land to rear of 28 Calfcote Lane accessed from Brindle Close Longridge |
| Site Address/Location: | 28 Calfcote Lane Longridge PR3 3SR |

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| CONSULTATIONS: | Parish/Town Council |
| <p>Longridge Town Council wish to object to the proposal stating the following:</p> <p><i>Longridge Town Council would like to object to the above planning permission for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>Overdevelopment of a residential area</i> • <i>If planning permission is granted it will set a precedent for planning permission to be granted through existing hammer head turnings in cul-de-sac locations in Longridge.</i> <p><i>If planning permission is granted Council would like the planning authority to consider placing conditions on the application to ensure access is maintained for the existing residents in the area during the works</i></p> | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | |
| <p>LCC Highways have raised no objections to the proposal on highways grounds and considers that there is sufficient highway frontage along the site boundary to allow the construction of the proposed access.</p> | |

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| CONSULTATIONS: | Additional Representations. |
| <p>Twenty-two letters of representation have been received objecting on the following grounds:</p> <ul style="list-style-type: none"> • Inadequate access • Unsympathetic pattern of development • The dwelling is not in keeping with the area • Additional Traffic • Obstruction of the access that serves an existing dwelling • Disruption during the construction phase of the development <p>One petition with twenty-two signatures have also been received also objecting on the above grounds.</p> | |

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:

None directly relevant to the determination of the current application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing rear residential curtilage associated with 28 Calfcote Lane, Longridge. The application property is a bungalows-style dwelling with the main frontage of the dwelling fronting Calfcote Lane. The curtilage area to which the application relates is located to the west of the application dwelling which fronts Brindle Close.

Proposed Development for which consent is sought:

Consent is sought for the erection of a two-bedroomed bungalow in the rear curtilage area of 28 Calfcote Lane. The submitted details propose that the dwelling will be accessed off Brindle Close with primary vehicular and pedestrian access being accommodated at the termination point of the aforementioned cul-de-sac.

The submitted details shows parking provision for two vehicles with the proposed dwelling being largely in alignment with 22 Brindle Close save that for a slight forward projection. The submitted details further propose a small garden area to serve the proposed dwelling with ramping and retaining wall elements. It is proposed that the dwelling will be faced in a rendered finish with slate roofing.

Principle of Development:

The application site is located within the Defined Settlement Boundary for Longridge. Key Statement DS1 of the Core Strategy aims to promote development in and guide development towards the most suitable locations in the borough. The classification of settlements into Principal, Tier 1 and Tier 2 settlements was ultimately determined by the preparation of an evidence base document, which assessed the sustainability of settlements which subsequently informs the overall Development Strategy for the Borough to aid in achieving sustainable development.

A fundamental component of Key Statement DS1 is to guide the majority of new housing development towards the principal settlements within the Borough, in this respect, notwithstanding other Development Management considerations, the proposal clearly conforms with and is considered to be in broad alignment with the overall aims of DS1 in that the development site is

located wholly within the settlement boundary for Longridge.

Impact Upon Residential Amenity:

Whilst it is not considered that the proposed dwelling will be of any measurable direct negative impact upon existing residential amenity, concerns do exist in respect of the limited private amenity space afforded to the dwelling. However, in the absence of any locally adopted standards in respect of this matter it is not considered that this would constitute a warranted reason for refusal.

Visual Amenity/External Appearance:

Whilst it is recognised that the overall scale of the proposed dwelling is largely commensurate with inherent scale of nearby and adjacent dwellings, fundamental concerns exist in respect of the pattern of development resultant from the proposal and how this would be read in the context of nearby built form.

The proposed dwelling will be located in the rear garden in number 28 Calfcote Lane and as a result will benefit from a direct relationship with Brindle Close, from which vehicular and pedestrian access will be provided. As such it is likely that the dwelling will be read as part of Brindle Close rather than that of being integral to the Calfcote Lane streetscene. Brindle Close is a relatively tight-knit cul-de-sac typified by pairs of semi-detached bungalows with front gardens and vehicular parking provision accommodated in a side-drive arrangement.

The eastern extents of the cul-de-sac currently benefits from a sense of openness by virtue of it being largely being delineated by the rear gardens of numbers 26, 28 and 30 Calfcote Lane. It is considered that the introduction of the proposed dwelling would significantly undermine this sense of openness and likely result in a pattern of development that appears overtly cramped and over-intensive when taking account of the inherent spacing between dwellings in the vicinity, particularly given the proximity of the proposed dwelling to number 22 Brindle Close and the rear elevation of 28 Calfcote Lane.

Landscape/Ecology:

No implications resultant from the development.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s)

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The proposed dwelling, by virtue of its siting and proximity to existing dwellings, would result in an incongruous, anomalous and over-intensive pattern of development that would result in an overtly cramped form of development that fails to respond positively to the inherent pattern of development that defines the character of the area.

As such it is considered that the proposed development is contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that it would be of detriment to the character and visual amenities of the area.

