

320110406P

REVISED

DESIGN AND ACCESS STATEMENT IN SUPPORT OF AN OUTLINE PLANNING APPLICATION TO ERECT TWO DETACHED DWELLINGS ON LAND AT WAVERLEY ROAD, RAMSGREAVE BB1 9BN

AMENDED PLANS RECEIVED

DATE 14/06/11

INTRODUCTION

There is a right of way across the application site. The land registry plan for this site indicates the position of the access. The access width is 12ft or 3.6m. The submitted plans have been amended to accommodate the access at a width of 12ft. This has also required minor changes to the site layout. Please refer to drawing TRI-0668 03 revision D. This design and access statement has been revised to reflect the changes.

1. SITE DESCRIPTION:

- 1.1 The site is on the east side of Waverley Road and is presently partly occupied by lock-up garages but is otherwise vacant. A vehicle access passes through the site giving access to the rear of properties on Ramsgreave Road. The boundary of the site adjoins a vehicle access to the north which separates the site from 5 Waverley Road. The western boundary is Waverley Road, whilst the southern boundary adjoins the rear of 20 and 22 Ramsgreave Road. The eastern boundary adjoins the garden of 20 Ramsgreave Road and the neighbouring garage site.
- 1.2 The land generally slopes downwards from west to east. Three roads lead northwards from Ramsgreave Road following the contours of the hillside. Each is a cul-de-sac beyond which are open fields. Isle of Man and Waverley Road are developed on both sides of the road whereas Paris is only developed on the west side. The majority of dwellings on the lower part of Ramsgreave Road are 2-storey, built in the late 18th century early 19th century, some of which are quite substantial and tall. The pattern of development then becomes lower 2-storey houses followed by bungalows as the land rises. The application site is in the transition area between 2-storey and single storey properties.

2. PROPOSAL

- 2.1 This is an outline application which seeks approval for access and layout only. Appearance, scale, landscaping and associated details are reserved for future

consideration. The proposal is to demolish the existing garages and replace them with two dwellings, one on each side of the vehicle access through the site. The vehicle access for the new dwellings would be directly from Waverley Road to a parking area in front of the properties. It is envisaged that the properties would be 1.5 to 2 storeys in height and have a maximum of three bedrooms.

3. ASSESSMENT

- 3.1 The site is within the settlement boundary of Wilpshire/Salisbury in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G2 Settlement Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies.

4. SITE HISTORY

78/1006 Outline planning permission for two dwellings refused.

79/08890 and 79/0890 Outline planning permission granted for two dwellings (Plot 1 and Plot 2) on land to the rear of 22 Ramsgreave Road, Wilpshire approved.

83/0310 Outline planning permission renewal for Plot 1 on land to the rear of 22 Ramsgreave Road, Wilpshire approved.

82/0311 Outline planning permission renewal for Plot 2 on land to the rear of 22 Ramsgreave Road, Wilpshire approved.

5. INVOLVEMENT

- 5.1 We have engaged in pre-application discussions with the Council. A formal response has been received dated 16 May 2011 (See Appendix). Planning Officer Graeme Thorpe indicates that in principle the proposal is acceptable
- 5.2 The Council's Highway Engineer Martin Nugent expressed concern regarding the proposed vehicle accesses to the new dwellings, which were originally proposed directly from Waverley Road. This has now been amended. It is proposed that the new dwellings will take vehicle access from the track which runs through the site. Two car parking spaces are provided at the front of each dwelling with a 1m footpath to the main entrance of the house. Martin Nugent has confirmed that this amendment is acceptable.

6. EVALUATION

- 6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.
- 6.2 The application site is within the settlement boundary of Wilpshire, which is designated as a main settlement. Policy G2 directs the majority of new housing developments to main settlements. As the site is within a main settlement the proposal is acceptable in principle and as the application is for less than 10 dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site.
- 6.3 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement, in particular paragraph 69. At the present time there is a lack of a 5 year supply of housing land in the Borough. It was confirmed in a recent Planning Committee Report that "we currently have a 3 year supply measured against our requirements". For this reason the Council should consider this planning application favourably, particularly as the site is within a main settlement.

7. DESIGN

Use

- 7.1 The use of the site will change from garages and vacant land to residential use.

Amount

- 7.2 The development comprises two detached dwellings. Each will have a maximum of three bedrooms and two off-street parking spaces.

Layout

- 7.3 The existing vehicle access running through the site will be retained. The proposed dwellings will have vehicle parking for two cars in front of the dwellings. The car parking spaces will be 2.4m by 5m. The main door to Plot 1 will be on the side elevation and a 1m path is provided, to separate this pedestrian access from the access track. The main entrance to Plot 2 is on the front elevation. A 1m path separates the main entrance from the parking area.

7.3.1 The dwellings themselves will be sited to face onto Waverley Road having a distance from the properties opposite of 20.5 and 22.5m respectively. It is envisaged that the front elevations of the proposed houses will contain main windows. The northerly plot, Plot 1, will also have main windows in the east elevation overlooking its garden. This rear garden measures 10.6m. There will be no windows to habitable rooms in the north or south elevations. The southern plot, Plot 2, has a limited rear garden measuring 4m deep. In order to preserve privacy to the garden of 20 Ramsgreave Road there will only be habitable room windows on the ground floor. The neighbour's garden would be screened from these windows by their existing evergreen hedge. First floor windows on the eastern side could be high level rooflights in order to prevent overlooking of the neighbour.

7.3.2 The proposed siting of the dwellings is similar to the layout approved in 1979 and renewed in 1982. The buildings around the site and the site circumstances have not changed since that time except perhaps for the addition of a conservatory at the rear of 22 Ramsgreave Road.

Scale

7.4 These detached dwellings have roughly rectangular footprints. Plot 1 has overall measurements of 10m x 6.2m and Plot 2 9.6m x 6.8m. It is anticipated that the dwellings will be 1.5 to 2-storeys high. At 1.5 storeys high the eaves would be between 3.8m and 4m and the ridge between 6.1m and 7m at a roof pitch of 32 degrees. A 2 storey house would have an eaves height of between 5.2m and 5.8m with a ridge height of between 7.2m and 7.8m at a pitch of 32 degrees. This reflects the surrounding development and the position in the street. 20 and 22 Ramsgreave Road are 2-storey properties, 5 Waverley Road is a bungalow. The land slopes down from west to east and from north to south across the site. A 1.5 to 2-storey dwelling would be set at a lower level than 5 Waverley Road but slightly higher than 22 Ramsgreave Road. However, 22 Ramsgreave Road is a substantial property generously 2-storeys high with rooms in the roof space. It is considered that 2 dwellings at 1.5 to 2-storeys in height could be constructed and be compatible with the existing dwellings on the east side of Waverley Road. It should be noted that the dwelling opposite the site on the west side of Waverley Road is 1.5 storeys in height; a bungalow with a steeply pitched roof and rooms within the roof space. This property is at a higher level than the proposed site.

Landscaping

- 7.5 Existing shrubs and hedging around the periphery of the site will be retained as far as possible. Where removed it will be replaced by a boundary fence. The hardstanding for cars will be tarmaced.

Appearance

- 7.6 There are a mixture of materials used in the construction of the surrounding properties. The predominant materials are red brick, render/pebble dash and blue slate.

8. ACCESS

- 8.1 The application is in a sustainable location, approximately 250m from Ramsgreave/Wilpshire railway station and 300m from bus services which run along Whalley Road. Access into the site will be as described above, and accordingly will comply with the requirements of Policy G1. There is good visibility for drivers entering and leaving the site. There are footways on both sides of the road, and the footway on the opposite side of Waverley Road is separated from the carriageway by a grass verge. Waverley Road benefits from street lighting.

APPENDIX

1. Pre-application advice.

Judith Douglas BSc (Hon) Dip TP, MRTPI

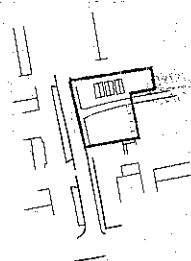
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
BB7 1AW
Tel: 01200 425051

Revised June 2011

320110406

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DATE 14/06/11



Site Address

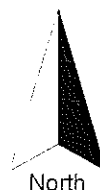
Land Off Waverley Road
Ramsgreave

Project Description

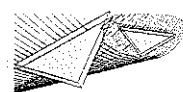
Location Plan

Drawing Title

Site Survey



0 20 40 60 80 100
Metres



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Rev.D Description Issued

Scale	Date	Drawn By
1:2500@A4	13/06/2011	MW

Drawing Number

TRI-0668_01

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability

320110406P



ABBREVIATIONS

BT BT Cover
CH Cable Height
CL Cover Level
DK Drop Kerb
EH Eaves Height
GU Gully
RH Ridge/Roof Height
TP Telegraph Pole
TH Top of Hedge
TW Top of Wall
WV Water Valve

NOTE

Details level 100.00 are from the OD and level 100.00 is at the position of the road, the ground level is at the position of the road, the ground level is at the position of the road.

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Rev.D Description: Re Locate Access Rd



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Site Address
Land Off Waverley Road
Ramsgreave

Project Description
Site Layout

Drawing Title
Proposed Site Layout

Scale 1:200@A3 Date 13/06/2011 Drawn By MD

Drawing Number
TRI-0668-03