

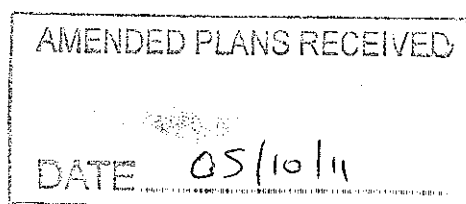
3 2011 0651

DESIGN AND ACCESS STATEMENT
REPLACEMENT DWELLING
AT
MEADOWSIDE, RIBBLEVIEW
YORK LANE
LANGHO



JOB: 4159

DATE : 05 October 2011 Revision A



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INTRODUCTION

Meadowside is situated approximately $\frac{1}{2}$ of a mile to the south of the village of Langho on the south side of the Ribble Valley. The house fronts on to Whalley Old Road and occupies a plot of approximately 0.077 ha and it was probably constructed in the 1940's from a standardised pre-fabricated design. The present house is no longer habitable and it is in need of replacement, it would not be economically possible to refurbish. This planning application seeks to gain permission for a replacement dwelling.

DESIGN

The site slopes from front to back and we have positioned the proposed house on a similar footprint to the existing. Some 70% of the front elevation (south east) sits below the level of Whalley Old Road and we have introduced a retaining wall of approximately 1.5m high which provides a "level" footprint for the proposed house. The rear elevation has well proportioned dormer windows providing light to a part first floor and a single storey Garden Room and stone bay window to this elevation adds interest and quality to the dwelling.

We have omitted the garage from the previous scheme reducing the volume of the proposals by 70m³. The existing property is approximately 260m³ and the proposed property is approximately 537m³. The existing house is very small by modern standards and is very small in ratio to it's plot size and not considered acceptable to achieve modern density standards. The proposals sit easily within the plot size and respond to the site sympathetically.

We have moved the rear garden room away from the boundary of Lynwood by 1m and also reduced it's length by 1-2m and splayed the corners. This significantly reduces any impact on the neighbouring property.

We have worked within the roof height of the recently constructed adjacent dwelling, materials will be natural random stone and reclaimed slate for the roof.

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The house is a bungalow in style and we have made use of the roof space for bedrooms. A stone gable to the front provides architectural interest and breaks up the eaves line. The eaves line sits below that of the adjacent properties, and dormer windows have been used to provide light and ventilation but also an architectural theme and rhythm particularly to the rear elevation.

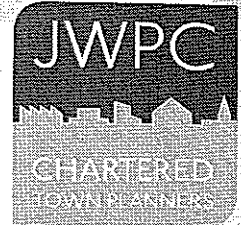
ENERGY

The existing property simply does not comply with any modern design standards and would be highly inefficient even if repair was possible. The proposed new dwelling will be highly efficient and well insulated to current Building Regulation standards.

ACCESS

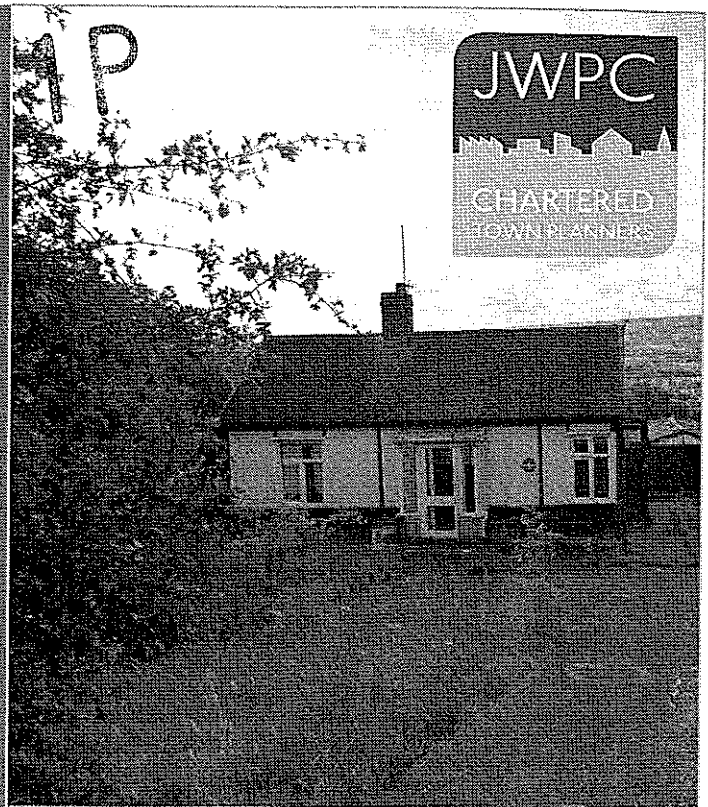
Improved vehicular access will be provided as shown on the drawings and level access to the ground floor entrance. There will be no walls within the vision splay area to maintain clear sight lines on to York Lane.

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**Meadowside,
York Lane
York, Langho**

**Erection of Replacement
Dwelling**



AMENDED PLANS RECEIVED

DATE 05/10/11

Client:
Mr Mark Higham

planning

support

statement

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1. Introduction

- 1.1 This Planning Support Statement is submitted alongside a Full Planning Application for the Erection of a Replacement Dwelling at Meadowside, York Lane, York, Langho. The site contains an existing house that it is in need of replacement due to its age and existing extremely small size. A replacement dwelling has been designed with regard to the local character of the area and the rural nature of the village. Although the replacement dwelling is proposed to be larger in size, it is still well related to its plot size and reflects its location, and that of recent replacement neighbouring dwellings along York Lane.
- 1.2 The site is located within the Green Belt and this Statement will provide evidence that the proposal has been developed in compliance with Ribble Valley Districtwide Local Plan policies ENV3, ENV4, H13 and national guidance on Green Belt contained in PPG2.
- 1.3 The erection of a replacement dwelling is needed as the present house is no longer habitable, and it is not considered to be economically viable to refurbish at the existing size to meet modern standards for space, facilities and energy efficiency. The design of the proposed building sits well within the Green Belt at the edge of the existing row of detached properties on York Lane/Whalley Old Road.

2. Site Characteristics

- 2.1 Meadowside is an existing detached house that lies on York Lane/Whalley Old Road, to the south of the village of Langho.
- 2.2 The village of Langho has good local access via the A666, which links Blackburn to Clitheroe, and the A59, which is the main route to Preston. Langho also benefits from good local bus services and a railway station that also links directly to Blackburn and Clitheroe. The site lies less than 1 mile from the Railway Station.
- 2.3 York Lane runs from the centre of Langho to the south east, and along its northern edge are a number of detached dwellings of differing sizes. A number of these properties have been replaced over the last few years with larger dwellings as the original properties were extremely small for modern standards. Meadowside now represents the smallest property on this particular stretch of the road. As the road meets Whalley Old Road, Meadowside is the last property on the northern side of the road with open fields lying to the north and east.
- 2.4 The existing property is a 1940's standardised pre-fabricated design and sits lower than the road, with a downward sloping driveway. The total volume of the existing property is 260m³. A detached garage, and attached coal shed, are set back to the rear of the house and are accessed via the driveway to the northern side of the house, where it meets the boundary with adjacent fields.
- 2.5 The boundary of the site is demarked by a fence of varying heights and materials, and in places to the front of the site, dense shrubs.
- 2.6 Neighbouring properties have been recently granted consent for similar replacement dwellings of larger sizes. The property next door, Lynwood, was granted consent in April 2007 (Application Ref: 3/2007/0187) and Ribble View was also granted consent for a replacement dwelling in February 2011 (Application Ref: 3/2010/0574).
- 2.7 The site itself has no recent planning history.

3. Application Proposal

- 3.1 For the reasons mentioned in the introduction to this document, the applicant now wishes to consider replacing the existing house and garage with a new detached house. Details of the proposal are set out more fully in the accompanying Design and Access Statement prepared by Sunderland Peacock Architects.
- 3.2 The volume of the existing house is 260 m³ and the volume of the proposed replacement house is 537 m³. This increase in overall volume is largely due to the relatively small size of the existing property and is explained in Section 5 of this document and also in the Design and Access Statement.
- 3.3 The proposed dwelling is located on a similar footprint to the existing property, so represents a limited increase in development footprint. Due to changing levels from the main road to the rear of the site, some 70% of the proposed front elevation sits below the level of Whalley Old Road, which is shown on 'Plan 4159 – Street View' and the lower section of 'Plan 4159 – 03B' submitted with this application. As the significant majority of the front elevation lies below the level of the main road, this minimises the impact of providing a larger dwelling on the site.
- 3.4 Following revisions to the proposals, the rear garden room has been moved away from the boundary of Lynwood, and reduced significantly in length to minimise any impact on the neighbouring property.
- 3.5 'Plan 4159 – Street View' demonstrates how the roof height of the proposed dwelling has been designed within the height of the adjacent properties, to provide a consistent roof line and not impact on views from houses opposite the site. The design of the house is of a bungalow style, making use of the roof space for bedrooms, so in effect, the principal eaves line of the proposed dwelling actually sits below that of the adjacent properties.
- 3.6 The undeveloped areas of the site will be maintained and in places grass and shrubs will be retained to the front of the house. A 1.5 metre high fence will be erected around the property to provide security to the site. To the north eastern boundary, the removal of the garage from this side of the property, and the standardised fence material will improve the views of the boundary where it meets the open fields beyond.

4. Planning Policy

- 4.1 This section considers national planning policies relevant to the proposal and the policies within the 'Development Plan' that have been taken into account. The Development Plan consists of the North West Regional Plan (RSS) and the Ribble Valley Districtwide Local Plan, which was adopted in 1998. Only those policies that have been 'saved' by Direction of the Secretary of State and remain in force have been considered in this statement. The emerging Local Development Framework (LDF) is under preparation, but as the Core Strategy document has not yet reached a preferred option, it carries little weight in planning decisions and has therefore not been considered.

National Planning Policies

- 4.2 Planning Policy Statement 1: Delivering Sustainable Development (PPS1) sets out the Government's national policies on land use planning and clarifies that the plan-led system is a key delivery tool for sustainable development and that all planning applications should be determined in line with the Plan, unless material considerations indicate otherwise.
- 4.3 PPS1 recognises the importance of sustainable economic development and reminds planning authorities of the need to support provision of sufficient, good quality, new homes in suitable locations.
- 4.4 Planning Policy Guidance Note 2: Green Belts (PPG2) states at Paragraph 1.5 the purposes of including land within Green Belts as, inter alia, to check the unrestricted sprawl of large built-up areas and to assist in safeguarding the countryside from encroachment.
- 4.5 PPG2 provides guidance to Local Planning Authorities in identifying Green Belts and states that where it is intended to allow no new building within a rural village, beyond the categories in Paragraph 3.4, the village should be 'washed over' by a Green Belt designation.
- 4.6 Section 3 of PPG2 advises what development may be 'inappropriate' in the Green Belt. It is made clear in Paragraph 3.4 that the construction of new buildings in the Green Belt is inappropriate development unless it is for a specific purpose; one of which is the replacement of existing dwellings subject to Paragraph 3.6.
- 4.7 Paragraph 3.6 includes the following text:

"The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. Development Plans should make clear the approach Local Planning Authorities will take, including the circumstances (if any) under which replacement dwellings are acceptable".

4.8 Planning Policy Statement 3: Housing has at its very heart an aim of ensuring that high quality housing is delivered which contributes to the creation of sustainable mixed communities. Whilst many of the matters to consider when assessing design relate to more strategic and locational issues, the following matters are relevant to this application:

- Is well integrated with, and compliments, the neighbouring buildings and local area more generally in terms of scale, density, layout and access;
- Facilitates the efficient use of resources, during construction and in use and seeks to reduce the impact of, and on climate change;
- Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

The Development Plan

4.9 The status of the North West Regional Spatial Strategy (RSS) is somewhat unclear at present, pending the outcome of several court cases. The Coalition Government has sought to remove all RSS documents from the Development Plan, but at present the decision to do this has been put on hiatus. In any event, it is not considered that the RSS contains any policies that would have a significant effect on the proposal for a replacement dwelling, beyond providing support for the national and local policies in relation to Green Belt.

4.10 Despite the Ribble Valley Districtwide Local Plan being produced over 12 years ago, the majority of its' policies have been 'saved' until the LDF replaces them.

4.11 Policy G1 of the Local Plan is a general development control policy that expects all development proposals to provide a high standard of building design and landscape quality.

4.12 Policy H14 of the Local Plan relates to the rebuilding or replacement of dwellings within the open countryside. The policy allows for such proposals provided the impact on the landscape is not too great. As such, very careful consideration to design and use of materials must be made, and excessive increases in the size of the property will not be permitted.

- 4.13 The supporting text to the policy goes on to state that, as a general guide, the original volume of the dwelling should not be increased by more than 70 cubic metres or 15% (whichever is greater).
- 4.14 Policy ENV3 states that in the open countryside, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.
- 4.15 Policy ENV4 defines the Green Belt and outlines that the erection of new buildings is inappropriate, except in certain circumstances including uses which preserve the openness of the Green Belt and which do not conflict with the purposes of the designation.

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5. Planning Considerations

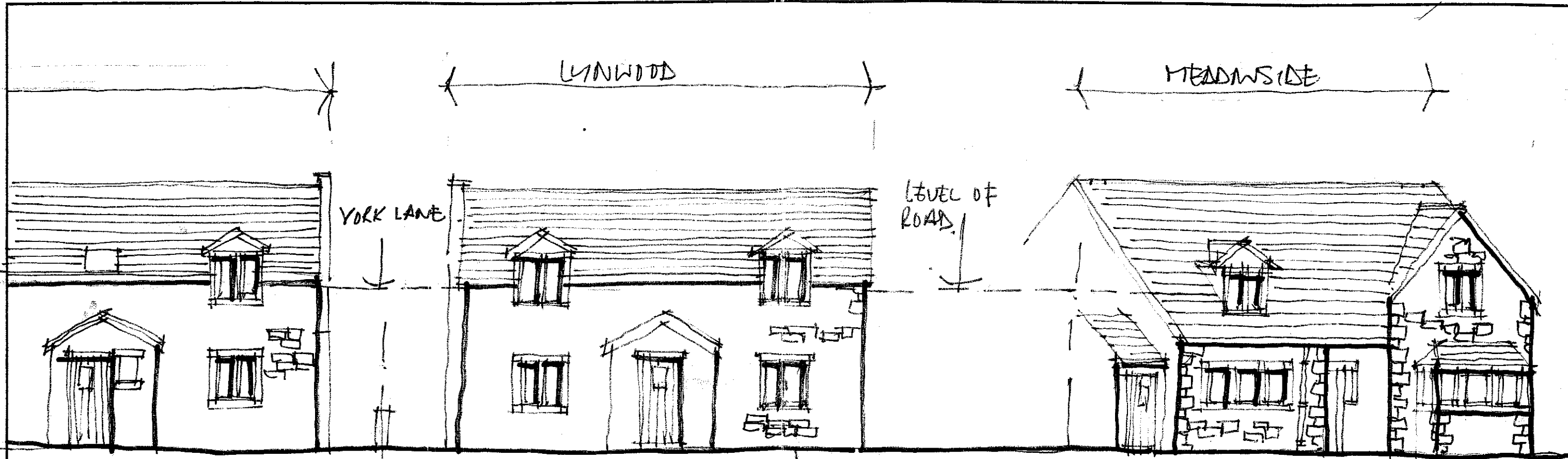
- 5.1 This Statement has set the context for the consideration of the planning application it supports, against development plan policies. It is established that the erection of a replacement dwelling within the Green Belt is not inappropriate development provided that it does not result in the replacement dwelling being materially larger than the one it replaces. This section will now consider the proposal in light of Green Belt policy and PPG2, and most specifically policies with the Ribble Valley District Wide Local Plan.
- 5.2 The Green Belt designation of Policy ENV4 across the site is representative of a village 'washed over' by Green Belt as defined by PPG2. The area is also designated by policy ENV3 as open countryside. In terms of replacement dwellings in the Green Belt, PPG2 outlines that Development Plans should make clear the circumstances under which replacement dwellings are acceptable. In the Ribble Valley, Policy H14 of the Local Plan does this and states in the supporting text that as a general rule the volume of size increase in replacement dwellings should be no greater than 70 m³.
- 5.3 The replacement house, in volume terms, represents an increase of 277 m³ from the existing dwelling. This must be considered against the relatively small nature of the original dwelling, which is considered unsuitable by modern space standards and uneconomical to refurbish to provide a good standard of facilities and energy efficiency. Although this proposal represents more than the 70 m³, it is worth noting that an increase of the existing small property by that amount, to 330 m³, would still be relatively small in size and not representative of other properties in the area.
- 5.4 Adjacent to the existing property are Lynwood and Ribbleview, both of which were granted planning permission for replacement dwellings of a similar size to that proposed by this application, in 2007 and 2011. The application at Lynwood measures 536 m³ and is therefore almost identical in size to this proposal.
- 5.5 Given the relatively small size of the existing property and that the 70 m³ is a general guide in the supporting text, rather than contained within the wording of the Policy H14, it is considered that in this instance the proposed replacement dwelling would be compatible with this policy and therefore by association, paragraph 3.6 of PPG2.

- 5.6 The design of the property seeks to limit the impact on the landscape and the local vernacular, and indeed the sloping nature of the site allows for expansion of the size of the property without detrimental impact on the views from the road or the neighbouring properties in the area. The use of natural random stone and slate will complement existing properties in the area and also fit well within the valley setting. Indeed, it could be argued that it represents an improvement from the materials used in the existing building. In this regard, the design of the replacement dwelling satisfies policies H14 and ENV3 of the Local Plan.
- 5.7 Having due regard to Policy ENV4, as the proposal meets the requirements of the policies outlined above and PPG2, it also satisfies Policy ENV4 as the proposal does not impact on the openness of the Green Belt and does not conflict with the purpose of the designation.
- 5.8 The replacement dwelling will be similar to the neighbouring properties outlined in Chapter 2 that were previously granted consent for replacement dwellings and were also within the Green Belt.

6 Summary

- 6.1 The erection of a replacement dwelling in this location is an acceptable exception to the general presumption against new buildings in the Green Belt. The site characteristics, in particular the sloping nature of the site, allows for an increase in size of the dwelling without impacting on the landscape or the local vernacular.
- 6.2 National Planning Policy supports the development of replacement dwellings in the Green Belt and the proposal is consistent with local planning policy in that regard. The size of the volume increase from the existing dwelling is representative of neighbouring properties and houses in the locality and is compatible with policy contained within the Local Plan and the design of the replacement dwelling also reflects the local character and setting.
- 6.3 The proposed dwelling will provide a higher quality house from that existing in terms of space standards, design, energy efficiency and site boundary treatment, enhancing the quality of the built environment within the Green Belt area.
- 6.4 Therefore, on the basis of the reasons set out above, we respectfully request that the planning application is approved.

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AMENDED PLANS RECEIVED
DATE 05/10/11

Client
MR ANDREW HARRATT

Job Title
PROPOSED REPLACEMENT
DETACHED AT MEADOWSIDE
RIBBETH WYK

Drawing Title
STREET VIEW

Scale 1:100 Date 26.9.11 Drawn AK.

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