



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

320130060P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: M
Last name: HUSSAIN
Company (optional):
Unit: House number: 62 House suffix:
House name:
Address 1: CARNARVON ROAD
Address 2:
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country:
Postcode: BB2 6NL

2. Agent Name and Address

Title: MR First name: JUSTIN
Last name: COVE
Company (optional):
Unit: House number: House suffix:
House name:
Address 1: 11 FOSSGILL AVENUE
Address 2:
Address 3:
Town: BOLTON
County:
Country:
Postcode: BL2 3FR

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED REPLACEMENT DWELLING

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: HIGH TREES

Address 1: LONGSIGHT ROAD

Address 2:

Address 3:

Town: CHAYTON - LE - OALE

County:

Postcode (optional): BB2 7SA

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

DIANE CAFFERTY.

Reference:

RV/2012/ENQ/0020

Date (DD/MM/YYYY):
(must be pre-application submission)

18/12/2012

Details of pre-application advice received?

Replacement dwelling acceptable in principle; concerns with design and scale need to be addressed within application submission.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

BINS PROVIDED BY L.A.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

COLLECTED BY L.A.

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		FACING BRICKS	☐	☐
Roof		SLATES	☐	☐
Windows		NOT KNOWN	☐	☐
Doors		NOT KNOWN	☐	☐
Boundary treatments (e.g. fences, walls)		EXISTING	☐	☐
Vehicle access and hard-standing		EXISTING	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and access statement (High Trees) date a December 2012.
 Bat Survey (Earthworks dated 10th December 2012)
 Tree Survey (Am Tree Consultants dated 13th December 2012)

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	Approx 3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Not yet surveyed.
Normally layout prepared
for Building Control submission.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse (AS EXISTING)
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

HOUSING SITE

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No
Proposed Housing**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

Approx 0.2

22. Industrial or Commercial Processes and Machinery N/A

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances N/A

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
MR D. FAIRHURST	HIGH TREES, LONGSIGHT ROAD, CLAYTON - LE - DALE, B32 7JA	21/12/12

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

<i>June</i>

21/12/12

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:

£335



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



BAT SURVEY

TREE SURVEY



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

320130060P

Design and Access Statement

Replacement dwelling at High Trees, Longsight Road, Clayton-le-Dale

December 2012

1. Introduction

The statement has been prepared by Justin Cove, who is a chartered town planner with 13 years experience in the public and private sector.

Pre-Application Advice (RV/2012/ENQ/0020)

Pre-application advice was sought from Ribble Valley Borough Council in relation to the proposed replacement dwelling at High Trees, Longsight Road, Clayton-le-Dale. The formal response was dated 18 December 2012 and prepared by Diane Cafferty, Pre-Planning Advice Officer.

It should be noted that some minor design changes have been incorporated into the scheme drawings submitted with the application, namely the introduction of dormer windows. This has been done to break up the roof plane as a concern expressed in the pre-application advice was the length of the front elevation. The dormers help to create visual interest and break up what could have been perceived as an extensive roof plane.

In summary, the principle of development of a replacement dwelling was deemed to be acceptable, as the site is in a sustainable location and generally conforms with the principles contained within NPPF. The scale and design of the proposed dwelling are the issues that need to be addressed within the application submission.

This Design and Access Statement will address the concerns raised at pre-application stage and provide a robust justification of the proposals in the context of Policies G1, H2, H14 and ENV3 of the Ribble Valley Districtwide Local Plan (RVDLP).

The statement has been prepared in accordance with CABE guidance.

Other Supporting Information

A bat survey has been submitted with the application, confirming that no bat roosts are present at the site and the demolition of the existing buildings will not have therefore have an adverse impact.

A Stage 1 Arboricultural Report with Tree Constraints Plan and Arboricultural Impact Assessment also accompany the application and identify the trees to be removed in order to accommodate the development. The conclusion is that the majority of the trees to be removed are low category and not worthy of retention; the remaining trees along the boundary frontage are to be retained and so will continue to provide excellent screening to the site and there is adequate potential within the site to adequately mitigate for the tree loss that will occur. The scheme has been designed to minimise the impact upon the existing trees at the site.

Other relevant material considerations

Each development must be assessed by its own merits, however the applicant has had a very similar application has recently been approved on Showley Road (Ref: 3/2012/0663) on 11th December 2012. The situation was extremely similar, i.e. a bungalow replaced by a two storey property and the design of the property was virtually identical to the one proposed as part of this submission. It is considered that the principle of the property design has been accepted in the locality and this application is worthy of being a material consideration in the determination of this application.

2. Design

Amount

It is acknowledged that the proposed replacement dwelling is larger than the indicative parameters set out in Policy H14 of the Local Plan, i.e. 70 cubic metres or 15%, whichever is greater. However, it is important to assess the proposals in the context of the policy and the purposes for setting out this indicative threshold for an increase in size when considering applications for replacement dwellings in the open countryside.

Paragraphs 5.12.6 and 5.12.7 of the VRDLP state that the primary reason for imposing the volume increase restriction is to prevent development out of keeping with rural areas, which is often characterised by smaller buildings constructed of traditional materials. The second reason for the restriction is to encourage the repair or re-use of existing buildings, helping to preserve any traditional character of the rural area.

These factors are not relevant to the application site. The site comprises a bungalow and three outbuildings (which are in a general state of disrepair) and so a considerable extent of the plot is occupied by existing structures. The bungalow and existing outbuildings are not of traditional construction. Crucially, the immediately surrounding area contains a mix of commercial and residential uses, with a wide variety of sizes, styles and material finishes in existence; this was acknowledged in the pre-application advice issued by the Council. A distinct character of small, traditional rural buildings is not in evidence and as such a local vernacular does not exist from which design cues and parameters can be drawn.

The A59 is a major highway and is relatively busy throughout the day, especially at peak periods. This also has an influence upon the character of the area, i.e. it detracts from the 'rural' feel of the location.

When considering the proposals in the local context as set out above, the property is set back some distance from the road frontage and is no further forward than the existing property. It is acknowledged that the proposed footprint area is larger than the existing, however the extent of the built footprint generally follows the layout of the existing bungalow and external buildings.

The pre-application response acknowledges the size of the plot in which the new property is to be located, stating that despite having concerns over the scale of the development, the wide frontage of the proposed property is *'unlikely to result in a cramped appearance'*.

It is therefore considered that given the size of other properties along this entire stretch of the A59 (the vast majority of which are two storey) and the presence of large commercial properties, that a property of this size is in keeping with the locality and the plot can easily sustain the increase in volume without unduly impacting upon the character of the locality, as a 'rural character' does not exist.

Layout

As stated above, the proposed footprint is generally in line with the existing bungalow and the existing outbuildings. The layout will also not have an adverse impact upon the amenity of the immediately adjoining properties as the window locations will afford neighbours with sufficient privacy and the dense planting that surrounds the property further screens the neighbouring properties from the proposed dwelling.

The new siting relates well to the overall plot configuration, with more than adequate private outdoor amenity space retained to the front and rear of the property.

Vehicular circulation arrangements are identical to the existing situation and adequate space is afforded within the residential curtilage to accommodate a drive and turning space ensuring that vehicles can enter and exit the site in forward gear, which is an important highway consideration.

Scale

Throughout the design process, consideration has been given to the size of the existing dwelling, the extensive plot, its setting on the A59 frontage and the size and varied character of the neighbouring residential and commercial properties. This combination of factors allows for some flexibility when considering the scale and design of a replacement dwelling at High Trees.

It is acknowledged that under normal circumstances nearly doubling the height of a dwelling in an open countryside area could be considered to be excessive. However, the increase in height can be justified in this location for the following reasons:

- *Topography* – the site is located within a valley trough and as such this is not a prominent site in the context of the wider landscape setting. The photographs attached at Appendix A show close range views of the property taken from the A59 (Longsight Road). Photograph A illustrates the view when travelling from the north along the A59 and Photograph B shows the view from the south taken from a similar range. This demonstrates that as a result of the neighbouring property to the south being located towards the plot frontage and the dense planting that exists, views of the property will be extremely limited, which in turn significantly reduces the potential for a negative visual impact. To demonstrate this point further, Photograph C is taken from directly in front of the property and shows that even when stood immediately in front of the property it will still be extremely well screened from view.
- *Existing landscaping/screening* – As stated above, Photographs A, B and C demonstrate that not even close range views are available of the site and the increase in height will not have any greater impact than the existing situation. The landscaping to the front and northern

side of the plot is generally mature and a number of the trees are extremely tall. This will help to mitigate against the potential impact that the increase in height of the property could have had and as such the increased visual impact of the replacement property is considered to be negligible.

- *Size of footprint* – The proposed footprint covers a similar area to that currently occupied by the bungalow and existing outbuildings, so the ratio between the developed area and soft landscaping areas is to remain relatively unchanged as a result of the proposals. The plot in which the building is to be located is extremely large and so can accommodate the increase in footprint that is to occur.
- *Location of footprint* – The replacement property will not be located any further forward than the existing property. More than sufficient space will remain within the residential curtilage for private outdoor amenity space to the rear. By locating the proposed property on a similar footprint towards the rear of the plot, this will help to significantly reduce any potential impact the increase in height could have in relation to extremely close range views and preserve the amenity of the neighbouring properties.

Landscaping

The accompanying Arboricultural Report provides a detailed assessment of the trees on the site and those that are to be removed in order to accommodate the development. The report concludes that the majority (ten) of the trees to be removed are low category and one is considered to be marginal high quality. The mature trees located towards the front of the residential curtilage and perimeters are to be retained and provide greater amenity value than the trees being removed. There is also sufficient scope for replacement planting to be incorporated within the residential curtilage to mitigate the loss. Mature landscaping currently exists predominantly around the perimeter of the site curtilage that will remain unaffected as a result of the development and continue to provide excellent levels of screening.

It is considered that the proposal will have a positive impact upon landscaping.

Appearance

As acknowledged within the pre-application advice note, a variety of house types and commercial properties exist in the locality that vary in age, style and material finishes. Therefore, a distinct character does not exist from which to draw any design cues and this provided a degree of flexibility when finalising the design for the proposed replacement dwelling at High Trees.

The Officer raised some concern in relation to the proposed design (and scale) of the property in the pre-application advice note, however as stated earlier in this statement, the applicant has recently had a very similar application approved in close proximity to the application site on Showley Road; the design features in this proposal have therefore been considered acceptable in close proximity to

this site. In the Report to Committee on 6 December 2012 on the matter of the volume restriction imposed in Policy H14, it was acknowledged that as the existing property was not of traditional construction and a traditional rural character did not exist in the locality, a larger property could be justified in that particular instance. Clear parallels can be drawn with this application and it is submitted that this particular location has even less of a rural character given the presence of several commercial premises.

Photograph's D and E attached at Appendix A show the condition of the existing outbuildings. They are in an extremely poor state of repair and have an extremely negative visual impact. The proposal will see the removal of these properties and as such the visual amenity of the site will be significantly improved.

In general, the proposed dwelling has been designed to a high standard and when complete will make a positive contribution to the character of the locality.

Context

High Trees is located within a valley trough and is not covered by any special landscape or conservation designations. It is located on a busy A road and is well screened by the adjacent property to the south and the mature landscaping that surrounds the property. The property is located between a number of large detached properties and large commercial buildings and so when complete, the proposed dwelling would not be at odds with the character of the local area.

3. Access

Vehicular and pedestrian

The primary vehicular and pedestrian access point is to remain as existing and the dwelling is a one-for-one replacement. As such the proposals will not result in any intensification of vehicle movements to and from the site that could have a detrimental impact upon highway safety.

Internal layout

The proposed replacement dwelling has been designed to comply with the necessary Building Regulation requirements.

4. Conclusion

The design of the proposed dwelling takes full account of its location and surroundings and complies with Local Plan Policies G1, ENV3 and H14.

The property has been designed to a high standard, the increase in overall height can be fully justified in this particular location and the proposal will make a positive contribution to the locality.

Appendix A – Site photographs

Photograph A : View from the immediate north of the property



Photograph B: View from the immediate south of the property



Photograph C: View immediately in front of the property



Photograph D: Existing building adjacent to existing property



Photograph E: Existing building adjacent to existing property

