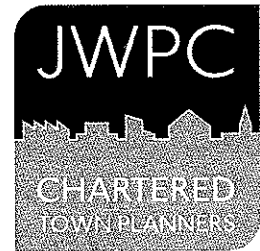


12/L/149

6th August 2013

Claire Booth
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA



IB Waterview
White Cross
Lancaster
Lancashire LA1 4XS
Tel: 01524 599980
Fax: 01524 599989
Email: enquiries@jwpc.co.uk

Dear Claire,

RE: LAND AT GEORGE LANE, READ – RESUBMISSION OF PLANNING APPLICATION

Following submission of a planning application for above site for two dwellings there were a number of objections to the scheme that raised some concerns regarding the design of the properties, the potential for loss of light to the neighbouring property and the future of the narrow strip of land adjacent to the proposal that provided a gated access to the field.

Following continued discussions with Officers the plans have been amended to address these concerns and the application withdrawn and resubmit with amended plans and an amendment to the site boundary. The issues and changes are detailed below.

There is an existing gated access adjacent to the northern boundary of the application site, and concern was expressed that the proposal did not address what would happen to this access following approval of the scheme. Given that the access would in effect be surplus to requirements, and would no longer provide access to the field, the decision has been made to revise the boundary of the application to include this access strip. The area is proposed to become part of the garden area of Plot 2, and the gated access removed.

Concerns were expressed by the neighbouring property regarding potential for loss of light. These have been addressed in two ways through a revised design of the proposed house and changing its position on the plot. The house has in effect been flipped so that the garage is located adjacent to neighbouring property, which reduces the eaves and ridge height of the property at its nearest point to the adjacent property. In addition, the whole dwelling has been moved 1.6 metres to the south, creating a wider 12 metres between the existing and proposed dwellings.

The Council have requested that the two units were designed with individual character in mind, rather than a proposal for two detached houses of similar design. There have therefore been a number of amendments to the layout and design features of both properties to create individual character.

www.jwpc.co.uk

Offices also at:

Oxford
Tel: 01993 814580

London
Tel: 020 7687 7606

We trust that these revisions will now be considered favourably and approved granted in due course.

The number of dwellings remains the same, and given that the revision to the site boundary was at the request of a concern raised by the Council, we consider it to be within their discretion to accept this as a resubmission not incurring an additional fee.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Booth', written in a cursive style.

Stuart Booth MRTPI
Principal Planner



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. 3/2013 / 0271

Date received

Fee paid £

Receipt No:

07 AUG 2013

Application for Planning Permission.
Town and Country Planning Act 1990

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.

71873

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Nicholas	Surname:	Duckett
Company name:					
Street address:	c/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
					Telephone number:
					Mobile number:
					Fax number:
					Email address:
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Stuart	Surname:	Booth
Company name:	JWPC Ltd				
Street address:	1B Waterview				
	White Cross				
Town/City:	Lancaster				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	LA1 4XS				
					Telephone number:
					Mobile number:
					Fax number:
					Email address:
					enquiries@jwpc.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Two No. Detached Dwellings (resubmission)

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

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:			
Street address:			
Town/City:			
County:			
Postcode:			

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

Easting:	376405
Northing:	434873

Description:

Land at George Lane, Read

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Confirmed status of Local Plan settlement boundaries in light in NPPF

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)

Proposed Floor Plans and Site Plan - Drawing Ref: 4322 - 02A

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:

tbc

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

☒ Yes ☐ No

If Yes, please provide details:

tbc

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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Natural Coursed Stone

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Tile

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

TBC

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

TBC

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

1.8m high close boarded fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

TBC

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

TBC

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 & Access Statement
Proposed Floor Plans and Site Plan - Drawing Ref: 4322 - 02A
Proposed Elevations and Site Section Drawing Ref: 4322-03

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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 an appropriate 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

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

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:

none

Is the site currently vacant? ☒ Yes ☐ No

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

n/a

When did this use end (if known) (DD/MM/YYYY)?

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 design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served
Name: Richard Arnold Keith Duckett		05/08/2013
Number: Suffix:		
Street: La Chasse, Rue de L'Etocquet		
Locality: St John		
Town: Jersey		
Postcode: JE3 4AE		
Name: Andrew John Peter Wilkinson		05/08/2013
Number: Suffix:		
Street: Gilchesters Farm, Hawkwell		
Locality: Stamfordham		
Town: Northumberland		
Postcode: NE18 0QL		
Name: Mark Evans		05/08/2013
Number: Suffix: 1		
Street: Boulevard de Suisse		
Locality: Monte Carlo 98000		
Town: Monaco		
Postcode:		
Name: Nicholas John Duckett		05/08/2013
Number: Suffix:		
Street: Holycroft House, La Rue du Pont Marquet		
Locality: St Brelade		
Town: Jersey		
Postcode: JE3 8DS		
Name: Mr E Barnes		05/08/2013
Number: Suffix:		
Street: Altham Hall Farm, Burnley Road		
Locality: Altham		
Town: Accrington		
Postcode: BB55UL		
Title: First name: Stuart Surname: Booth		
Person role: Agent Declaration date: 05/08/2013	☒ Declaration made	

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 07/08/2013

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				2	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.28

hectares

22. Industrial or Commercial Processes and Machinery

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:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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)

☒ The agent ☐ The applicant ☐ Other person

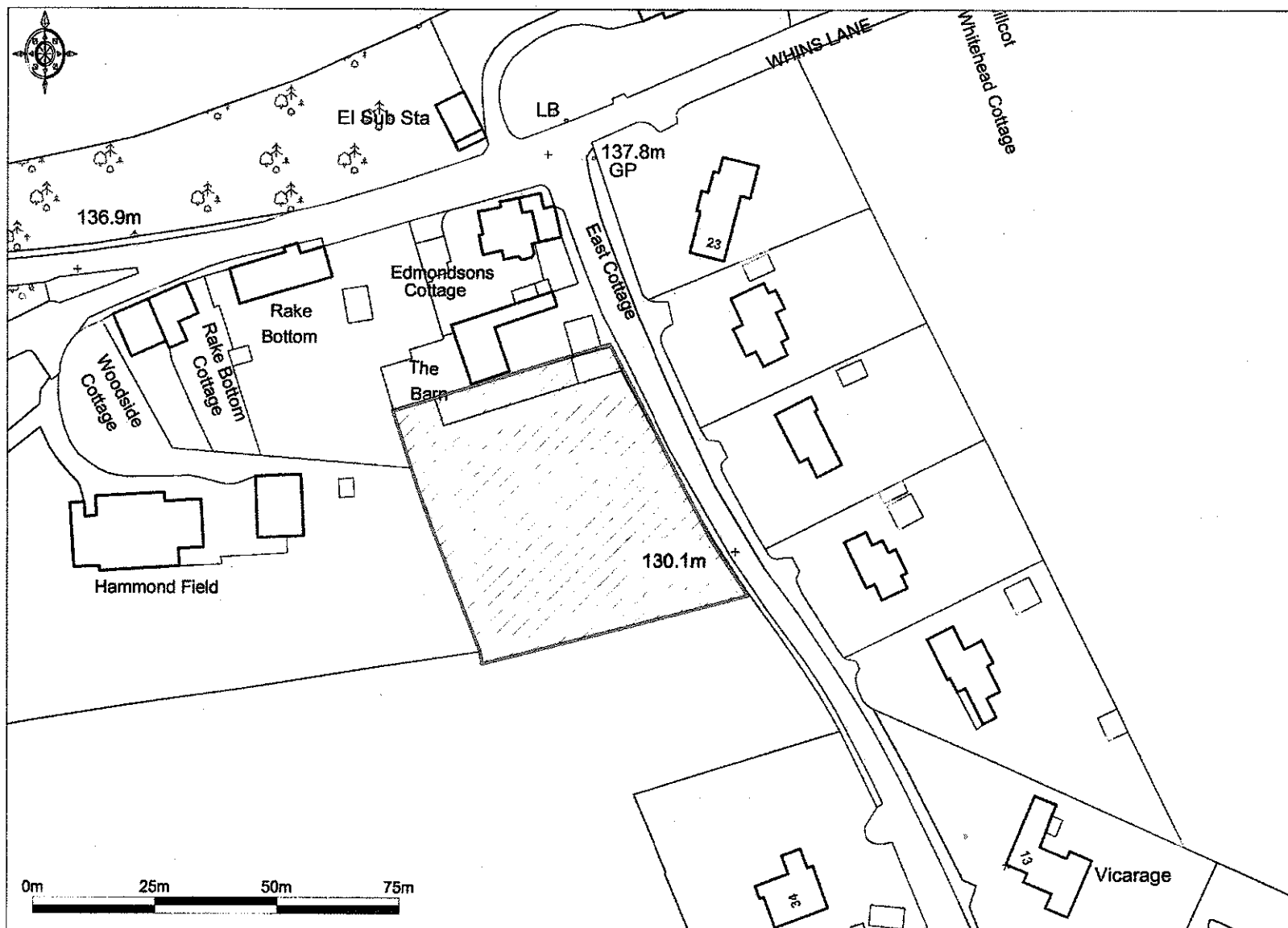
25. Certificates (Certificate B)

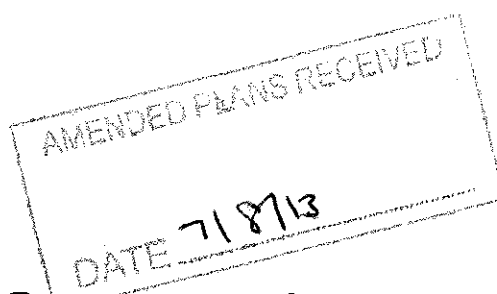
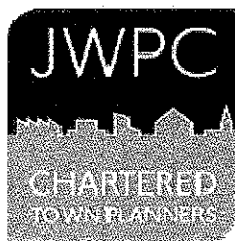
Certificate of Ownership - Certificate B

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) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

DATE 7/8/13





Design & Access Statement

Erection of 2 No. Detached Dwellings
Land at George Lane, Read

Introduction

This Statement has been prepared in respect a planning application for the erection of two detached dwellings at the land at George Lane, Read. It seeks to provide details as to the specific proposed design; for the benefit of readers and in order to satisfy the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004.

A full assessment of the site context and prevailing planning policies is included within the Planning Support Statement, which has also been submitted alongside the application. This Design & Access Statement makes reference to plans ref: 4322-02A and 4322-03 that have been prepared by Sunderland Peacock & Associates Ltd.

Use

The planning application seeks the use of a currently vacant and undesignated plot of land to the west of George Lane for the provision of residential accommodation. Residential developments have historically developed running along both the east and west of George Lane, which in turn connects to Whalley Road (A671) and the village centre to the south.

Amount

The rectangular plot of land off George Lane is measured at 0.25ha. In light of the scale of surrounding properties, it is seen appropriate for the planning application to propose the development of 2 no. two storey dwellinghouses, with individual driveways and spacious private amenity space to the front and rear.

Each dwellinghouse will provide four bedrooms, with a design that includes a double garage and garden room / conservatory.

Layout

In character of existing residential developments along George Lane, the two proposed dwellings have been sited with the principle elevation fronting the highway. Note has been taken of positioning of the adjacent dwelling to the north, named 'The Barn' both in order to maintain the line of development along the highway and to avoid any negative impact on neighbour amenity. The siting of the dwellings, set back from George Lane also provides over 40 metres between any perceived facing windows with Nos. 21 and 19 to the east.

Both dwellings will feature the same internal layout. The ground floor will provide a large open kitchen / dining room with immediate access to a utility area and WC. A living room and lounge / study will be accessible from the main hallway. The garden room / conservatory will feature to the rear and the garage will be reached via the back garden patio.

The first floor will feature all four bedrooms. Bedrooms 1 and 2 will benefit from ensuite bathroom facilities, whilst bedrooms 3 and 4 will have a shared family bathroom accessed from the landing. Bedroom 4 will be located above the ground floor double garage.

Scale

The proposed dwellings are both of the same scale, offering 271m² of living accommodation across both floors (153.3m² at ground and 117.4m² at first).

The principle dwelling will measure at 8350mm to ridge height and 5800mm to eaves. The height of the double garage of the northern dwelling reaches 6750mm to ridge height. However, since the plot slopes downwards towards Whalley Road; that of the southern property will be 750mm greater to make up for the difference in ground levels.

Landscaping

Only minimal landscape alterations are proposed through the design. Existing trees and hedges on the site are to be retained managed and maintained. Each property will feature a private outdoor amenity space by way of a large back garden and it is the intention to create a patio to the rear of each dwelling between the garden room / conservatory and double garage. The proposal will also involve the creation of a driveway from George Lane and front gardens will be planted so as to demark private space. Plot boundaries will be marked to the side and rear of the sites by 1.8m high close boarded timber fencing.

Appearance

Proposed dwellings will feature a gable roof, with the appearance intending to reflect the character of similar residential properties along George Lane. Brickwork will be of natural coursed stone, which will compliment the transition from urban to rural forms of development towards the edge of the village.

The proposed scale of the dwellings ensures that each unit will appear comfortably sited within their individual plot, providing a good level of amenity space for occupants.

Access

New access driveways will be created for each property from George Lane. Ample hardstanding is provided to the front of the double garages in order for vehicles to manoeuvre, with ingress / egress achievable in a forward gear.

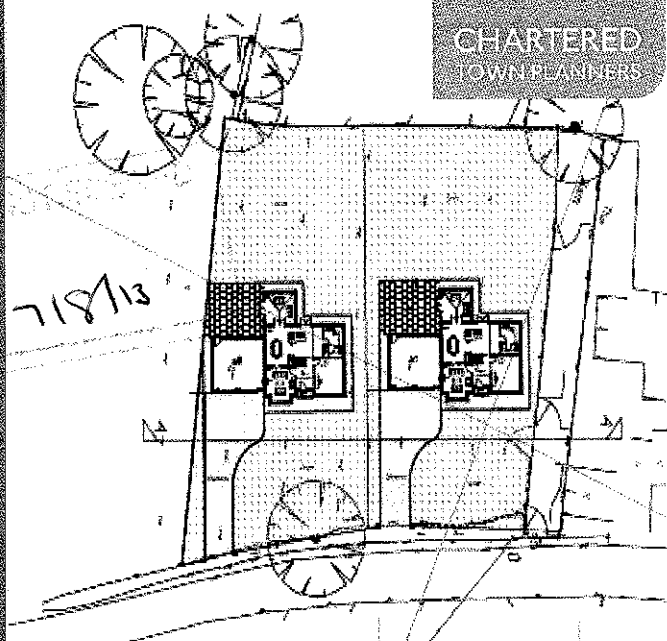
The dwelling will be designed with reference to the legislation and requirements of the Disability Act 1995 and as amended by the Disability Act 2005 and the Building Regulation Approved Document M.

Land at George Lane, Read

Erection of 2 No. Detached Dwellings

JWPC

CHARTERED
TOWN PLANNERS



East Elevation

Client:
Mr N Duckett

planning

support

statement

Contents

- 1** Introduction
- 2** Site Characteristics
- 3** Application Proposal
- 4** Planning Policy
- 5** Planning Considerations
- 6** Summary

1. Introduction

- 1.1 This document forms a Planning Support Statement submitted alongside a Full Planning Application seeking consent for the residential development of 2 No. detached 4-bedroom family houses.
- 1.2 The application has been prepared following consideration of the site's local context and a detailed assessment of the prevalent planning policies and review of the current development market.
- 1.3 This supporting statement outlines the details of the scheme and the reasons why the application should be granted consent.
- 1.4 The statement should be read in conjunction with the submitted plan drawings, application forms and Design & Access Statement as required forming the planning application.

2. Site Characteristics

- 2.1 The site is a rectangular plot of land measuring 0.25 hectares that fronts onto George Lane within the village of Read. Read and neighbouring Simonstone are large villages that lie at the south-east extent of the Ribble Valley district boundary, in close proximity to Padiham to the west via the A671, along which the bulk of the settlement lies. George Lane is accessed directly off the A671 to the west of Read and heading north it meets Whins Lane. The site subject to this planning application lies to the northern end of George Lane.
- 2.2 The western side of George Lane contains a long row of detached and semi-detached properties along its length, and the application site forms a gap within this continuous frontage. The large area to the west of these properties forms an area known as Hammond Ground, and this area is visible to the rear of the application site, although the view is partially obscured by tree coverage.
- 2.3 Read has a population in excess of 1,000 and is therefore one of the larger village settlements within the Ribble Valley district. The settlement is well served by local convenience facilities providing opportunities for shopping, and with a post office and chemist, local library and a primary school within the area.
- 2.4 The direct access onto the A671 also provides excellent accessibility by car, and local bus services are also available.
- 2.5 The site is surrounded by houses that are generally larger detached dwellings, set within gardens with driveways accessing onto George Lane. Immediately to the north and west of the site are adjoining properties and gardens, and properties immediately opposite the road of George Lane to the east are of similar size. Immediately to the south of the site, and not forming part of the development plot, will remain a vacant grassed area. Beyond that piece of land are the properties forming the ribbon of development along George Lane that run down to the A671.
- 2.6 The site is currently a small grassed field with a limited number of trees on its boundary. The site slopes from north to south and this is reflected in the design of the proposed dwellings.

- 2.7 Views out towards Hammond Ground and beyond to the south and east are available and will be exploited through the proposed dwellings.

2.8 Proposed Development

- 2.8.1 As the site forms a long frontage of properties adjacent to George Lane and is surrounded on all sides by similar, large, detached properties, the obvious use for development of the site is as residential. A small scheme of 2 no. residential properties is proposed through this planning application and the properties have been designed to be similar in size and style.

2.9 Site Planning History

- 2.9.1 The site is vacant and has no previous planning history associated with it.

2.10 Site Constraints

- 2.10.1 The site has no known constraints to development. The land is in Flood Risk Zone 1, and as the site area is less than 1 hectare, a Flood Risk Assessment has not been prepared.

3. Application Proposal

- 3.1 The planning application proposes a development of 2 no. two storey family houses, with both providing four bedrooms, double garage and individual driveways and private amenity space to the front and rear.
- 3.2 The two dwellings proposed are identical in design, but due to the slightly sloping nature of the site, the northern most property sits slightly higher on the site. The two houses have the same orientation, with the principle elevation facing George Lane. This allows for rear views across Hammond Ground and the rural area beyond, and bedrooms to the rear of the property will take advantage of this view.
- 3.3 Existing trees on the site are proposed to be retained, and apart from the hard surfaces forming the driveway to the front and patio to the rear, the remainder is proposed to remain grassed, forming the private garden areas of the two properties. The boundaries will be demarked by 1.8 metre high close boarded fencing.
- 3.4 The submitted plans forming the proposal are:

Site Location Plan

Existing Site Plan – 4322-01

Proposed Floor Plans – 4322-02A

Proposed Elevations and Site Section 4322-03

4. Planning Policy

- 4.1 Relevant planning policy relating to the site and the proposed development scheme is found at the national level within the National Planning Policy Framework (NPPF) and at a local level in the adopted Development Plan for Ribble Valley, made up of the Regional Spatial Strategy and the Ribble Valley Districtwide Local Plan. Additional documents published by the Council may also be considered of relevance where they form material planning considerations, and are outlined below.

4.2 National Planning Guidance

- 4.2.1 The NPPF reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions. Furthermore, Local Plans published prior to 2004 would only now carry weight in planning decisions in relation to the degree with which they accorded with the NPPF.
- 4.2.2 At the heart of the NPPF is a presumption in favour of sustainable development, which directs council's to be positive about growth; making economic, environmental and social progress for this and future generations. In relation to planning decisions, the document outlines that this means approving development proposals that accord with the Development Plan without delay, and where the development plan is out of date, granting planning permission unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF.
- 4.2.3 Meeting housing development needs is seen as a key principle of good planning, and providing new homes is paramount to proactively driving and supporting sustainable economic development. In this context, paragraph 47 of the NPPF guides local planning authorities to boost significantly the supply of housing by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; with an additional buffer (of 5% or 20%¹) to ensure choice and competition in the market for land.

¹ Buffer should be increased to 20% where there is a record of persistent under delivery of housing.

4.3 Regional Planning Guidance

- 4.3.1 The Regional Spatial Strategy for the North West (RSS) sets out the amount of new housing that should be built for each district across the North West, which for the Ribble Valley is proposed as a minimum level of 161 dwellings per annum over the plan period to 2021.
- 4.3.2 The Government has signalled intentions to revoke RSS, however whilst still in place it forms part of the Development Plan.
- 4.3.3 The Council has most recently reported to its Planning Committee that as at a 31st December 2012 survey the Council now has a supply of extant planning permissions sufficient to accommodate a 5 years supply (without detailed assessments of deliverability).

4.4 Local Planning Policy

- 4.4.1 The Ribble Valley Districtwide Local Plan was adopted in 1998, and whilst it remains part of the formal Development Plan, its weight is limited to its compliance with the NPPF due to that fact that it is 15 years old and therefore generally out of date. The Plan does contain adopted planning policies under which the application will be determined and these are set out below.
- 4.4.2 The settlement of Read is referred to in the Council's Settlement Hierarchy as the 'Contiguous Settlement of Read & Simonstone' and as such they are both bounded within a single settlement boundary.
- 4.4.3 Figure 1 is an extract from the Local Plan proposals map that shows the settlement boundary of Read/Simonstone outlined in black, and the site of the planning application has been marked on it in red. This shows that the site lies immediately adjacent to the existing settlement boundary.

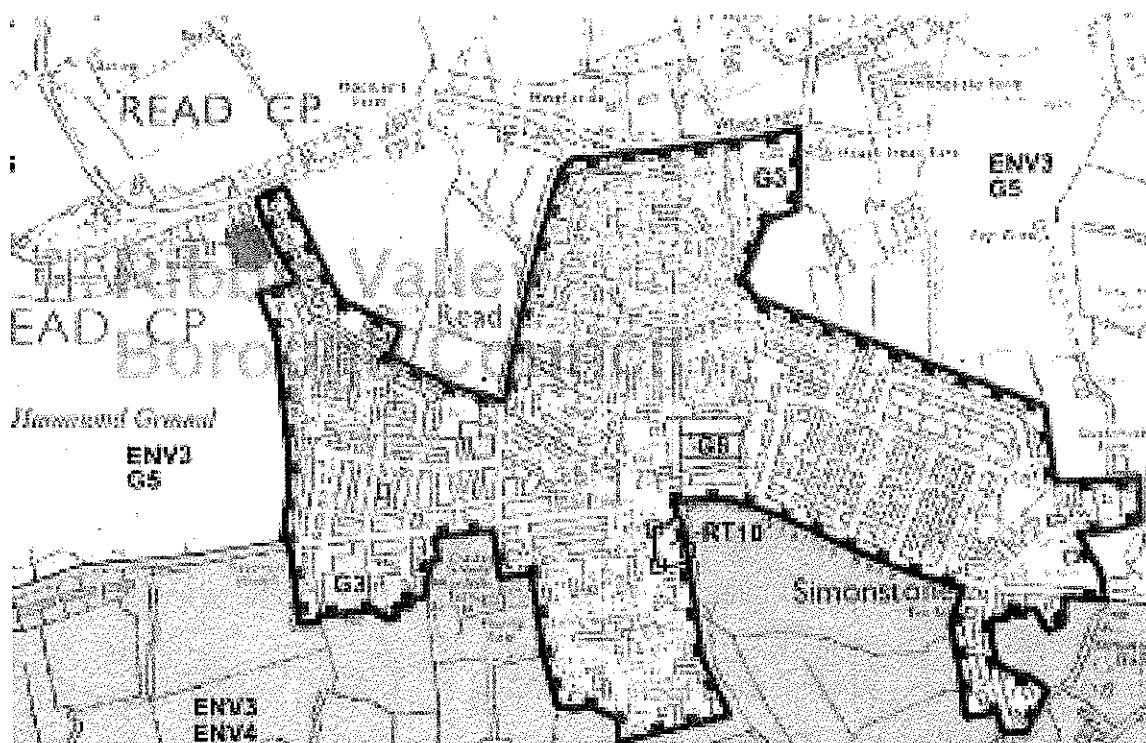


Figure 1 – Extract from Local Plan with Site Marked

- 4.4.4 The Council is currently working towards adoption of a new plan for the Borough, proposed as a Core Strategy, and the latest draft of which is the Regulation 22 Submission Draft. An Examination by the Inspectorate to consider the soundness of the document is currently suspended, allowing time for updates to the evidence base documents prepared previously.
- 4.4.5 It is acknowledged that housing is one of the key issues within the Core Strategy, and that there has been a considerable amount of objection to the housing proposals put forward by the Council within the document. What is clear however is that the Council is proposing to set a minimum annual requirement for 200 new dwellings over the coming plan period, and NPPF requires that a five-year supply of land is maintained throughout that period.
- 4.4.6 The Council have recently been reporting that they have sufficient extant planning consents for housing to meet this five years supply, but that it is determining new housing developments within settlements or immediately adjacent settlement boundaries to be acceptable in principle, due to their sustainable location.

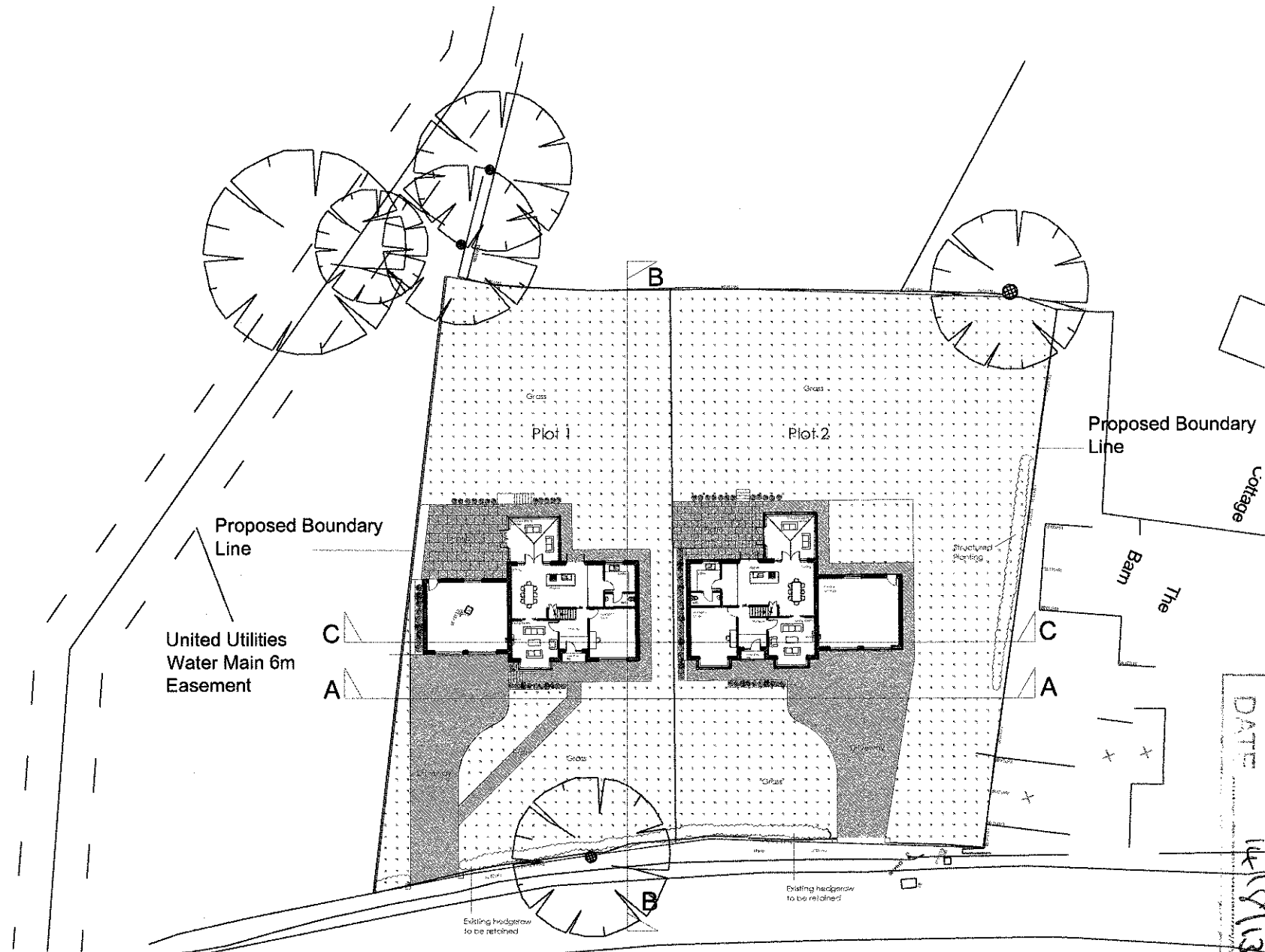
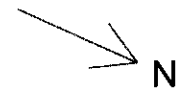
- 4.4.7 Other policies of the plan relevant to the site, as shown on the proposals map are Policy G5 and ENV3. Policy H2 is also of relevance for development outside the settlement boundaries. All three of these policies within the Local Plan are written with the intention to limit development in the open countryside to rural purposes or pursuits, and with a general restriction to open market housing. However, due to the age of the Local Plan and the emergence of new planning guidance nationally and the more recent local strategy for development, although the site is outside of the settlement, it would no longer be considered a restriction to development due to the sustainable location immediately adjacent to the settlement.
- 4.4.8 Policy ENV3 also requires that development is in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.
- 4.4.9 Policy G1 of the Local Plan is a general development control policy that expects all proposals to provide a high standard of building design and landscape quality, and which contains a number of criteria that should be considered as part of good design, including density, layout, daylighting and privacy.
- 4.4.10 All development proposals are required to provide adequate car parking and servicing space through Policy T7.
- 4.4.11 In addition, Policy DMG1 of the emerging Core Strategy seeks to reinforce much of what Policy G1 of the Local Plan requires regarding size, intensity and scale of development.

5. Planning Considerations

- 5.1 The planning application seeks consent for two large detached four-bedroomed properties that will front onto George Lane, within the village of Read. The site lies immediately adjacent to the settlement boundary of Read/Simonstone defined by the Districtwide Local Plan and shown on the Proposals Map extract at Figure 1 of this Planning Support Statement.
- 5.2 Due to the Local Plan being considered out of date, and following new guidance contained within the NPPF, sites adjacent to existing settlement boundaries are in principle considered to be sustainable locations for new development. NPPF requires that where the development plan is out of date, planning permission should be granted unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF
- 5.3 The benefits of the development providing two new family dwellings adjacent to an existing settlement are fully consistent with NPPF, and there are no negative impacts associated with the development of this small piece of land that effectively forms an infill plot in a residential area. The small site, which contains two plots, forms a gap in the frontage along George Lane, which has direct links to the A671 to the South, and local services within the defined settlement. As such, it is considered a sustainable location to deliver new development.
- 5.4 The surrounding uses are residential in nature, with a dominance of large detached properties set within gardens, accessed from driveways off George Lane. The planning application proposes two similar four-bedroomed dwellings with double garage and driveways, and front and rear gardens. The size, density and layout of the properties are consistent with Policy G1 of the Local Plan and emerging policy DMG1 of the Core Strategy. In addition, the scale and size is consistent with Policy ENV3 of the Local Plan.
- 5.5 Further details regarding the design of the scheme are set out in the separate Design & Access Statement submitted with the application.

6 Summary

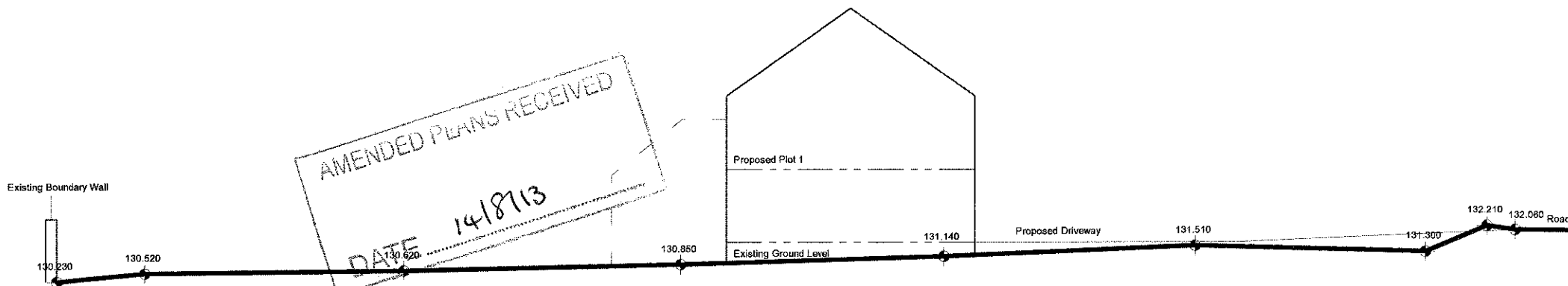
- 6.1 This Planning Support Statement details that the principle of development of the site for residential use is consistent with national planning guidance contained within the NPPF and is compatible with the remaining parts of the Districtwide Local Plan and the emerging policy of the Core Strategy.
- 6.2 The proposed development is supported by the presumption in favour of sustainable development and the design of the properties on the site fit well within the local context and are consistent with the Council's policies.
- 6.3 The site will provide two large detached family homes that will help meet the requirement for new housing across the Borough. The design is detailed in the Design and Access Statement and the submitted Plans.
- 6.4 On the basis of the details submitted in the forms, plans and this Planning Support Statement, we respectfully request that the application is granted consent.



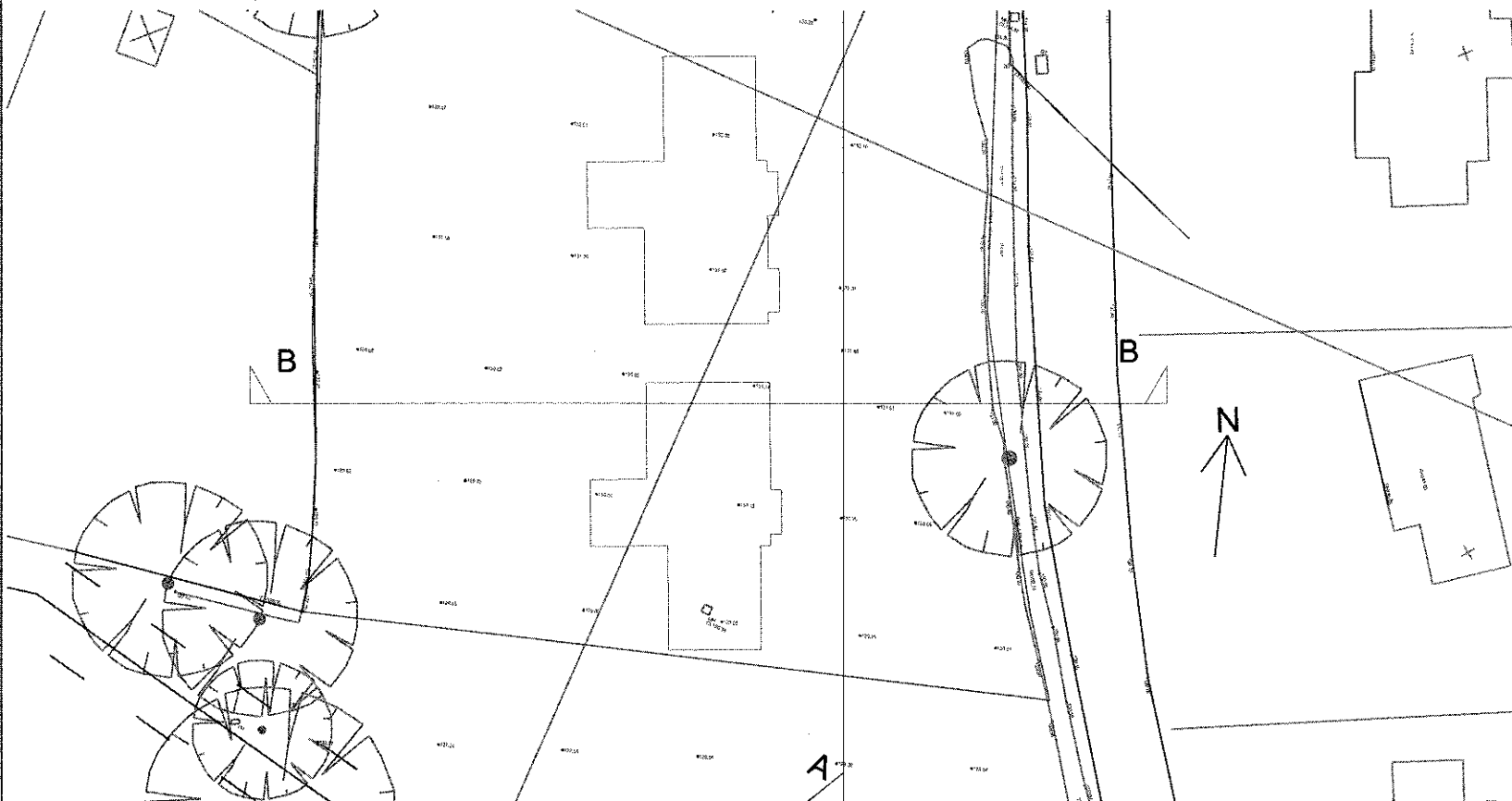
AMENDED PLAN RECEIVED
DATE 14/11/13

Proposed Site Plan Scale 1:500

AMENDED PLANS RECEIVED
DATE 14/8/13



Section B - B (Scale 1:200)



Part Site Plan (Scale 1:500)

Rev. A Revised for planning 14.08.2013 JB

Client JWPC		
Job Title Proposed development to Land at George Street Read		
Drawing Title Proposed Site Section B - B		
Scale 1:200@A4	Date July 2013	Drawn J Bowden

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4322 -05A



Rev. A Revised for planning 14.08.2013 JB

Client		
JWPC		
Job Title		
Proposed development to Land at George Street Read		
Drawing Title		
Proposed Site Section C - C		
Scale	Date	Drawn
1:200/500	July 2013	J Bowden

spa
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