

Design, Access & Planning Statement

In support of Planning Application for a Replacement Dwelling

On behalf of

Mr & Mrs S & B Andrews

At

Brookfield

Stoneygate Lane

Ribchester

Preston

Lancashire

PR3 3YN

Introduction

This Statement supports a planning application for a replacement dwelling at Brookfield, Stoneygate Lane, Ribchester, Preston, Lancashire PR3 3YN. The site is within the village settlement of Ribchester. The replacement dwelling will be within the domestic curtilage of the current dwelling and be built partially on the footprint of the existing. The footprint of the proposed replacement dwelling is to be a three bedroom one and a half storey property.

Currently Brookfield is a two bed bungalow. This would increase to a three/four bed dwelling with one study / bedroom and shower room on the ground floor and 3 bedrooms at first floor.

This application fits with the National Planning Policy Framework as in paragraph 7 of achieving sustainable development it states one of the three dimensions is:

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and well-being.

Site Context

The site is within the village settlement Ribchester. The proposed replacement dwelling will enable the family to stay in the same location. The existing dwelling was built in the 1950's. It is part brick and part rendered with a slate roof. This would be expensive to renovate and bring up to modern living standards; it is also unlikely to be suitable for extension into the roof due to the expected conditions of the existing foundations. A one and a half storey replacement dwelling will also ensure that the building would be used to capacity and make a more efficient use of the site. The external elements of the building will be: through coloured rendered walls with, stone feature panels and slate roof; powder coated aluminium windows with feature timber doors. This palette of materials will not have any visual or harmful impact on the local vernacular.

Design and Appearance

The proposed replacement dwelling will be a three/four bed, one and a half storey building and would provide kitchen / dining room, lounge, shower room, study / bedroom and utility and garage on the ground floor and three bedrooms, family bathroom and a cylinder cupboard on the first floor, the master bedroom having an en suite bedroom and walk in wardrobe providing modest family accommodation, bringing it up to modern living standards.

The proposed dwelling will have an overall footprint of 108.1m² on the ground floor and 80m² on the first floor giving a total floor area of 188.1m². It would have a ridge height of 6.3 meters on the dwelling and 5.8 meters on the garage, with an eaves height of 2.2 meters. The external finish will be render with a stone plinth running around the perimeter as shown on the elevations plan, and have powder coated aluminium windows. The doors will be hardwood treated timber.

The proposed dwelling will be slightly repositioned to allow adequate room for a vehicle to draw on and off site and the scheme will also provide 2 parking spaces to the property.

The design of the new dwelling has been carefully considered against the existing building and also the surrounding properties. It is felt that the replacement dwelling will be more in keeping with the local vernacular than the existing dwelling to ensure that it has minimal impact. The scale, mass and bulk of the proposed dwelling is entirely in keeping with the local area and is well related to the plot size to ensure no increase in curtilage.

The proposed materials are to ensure that the dwelling does not have any damaging effect on the existing street scene or the wider area and will be more in keeping than the existing nearby bungalows than to its proximity to the AONB and Ribchester Conservation Area.

Layout

The layout proposes a garden area to the front of the property which will be fenced to ensure the amenity of the neighbouring residents is not compromised; the new property will be sited on the footprint of the existing and will be orientated in the same way, with no extension proposed to the curtilage. Therefore the layout will follow the same pattern of the surrounding properties and ensure the street scene is preserved whilst providing an interesting well designed property to modern building standards.

Landscaping

The main elements of landscaping include the erection of sections of fencing to provide a private area of garden space for the dwelling. The fences and existing planting surrounding the site will remain as existing.

Access

The existing access will remain from the driveway off Stoneygate Lane. This proposal will ensure there is adequate room on the site for the turning and manoeuvring of vehicles and room to provide parking spaces for the property.

National Policy Context

In considering the recent publication of the National Planning Policy Framework, paragraph 7 states there are a three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. The social aspect goes on to state:

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Paragraph 14 of this document states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Paragraph 15 states; Policies in Local Plan should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Paragraph 49 of the NPPF also advises that ‘Housing applications should be considered in the context of the presumption in favour of sustainable development’, with paragraph 55 advising that ‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby’.

In considering the proposal against the above, it is clear that the site is suitably located to maintain the vitality of an existing rural community. The site is re-using an existing footprint within domestic curtilage and also within a defined settlement boundary on land that is therefore considered to be an entirely sustainable. It is also in close proximity to the village which is within walking distance. It is also within walking distance of bus stops that enable local residents to access the towns of Clitheroe, Preston and Blackburn that then connect to the local rail network which gives easy access to the larger cities of Manchester, Carlisle and beyond. Longridge also has good network links to the motorway with the M6 being only approximately 5 miles away.

Finally, paragraph 17 of the NPPF highlights as one of its 12 ‘Core Planning Principles’ that planning should ‘Encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.’

Paragraphs 60 and 61 State that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through substandard requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 65 states; Local planning authorities should not refuse permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.

Ribble Valley Borough Council Policy Context

Ribble Valley Borough Council Local Plan was adopted in 1998 and is currently under review, and the following saved policies saved in 2007 are considered relevant to the site and the development proposal.

Policy G4

Within the villages of:

Barrow, Bolton by Bowland, Copster Green, Chatburn, Chipping, Downham, Dunsop Bridge, Gisburn, Grindleton, Holden, Hurst Green, Lang ho, Mellor, Newton, Osbaldeston, Pendleton, **Ribchester**, Rimmington, Sadbden, sawley, Slaidburn, Tosside, Waddington, West Bradford, Wiswell, Worston,

As defined on the proposals map, planning permission will be granted for proposals falling within the following categories:

- a. The development of sites allocated in this plan.
- b. The use of infill sites not defined as essential open spaces.
- c. The rehabilitation and re-use of rural buildings (subject to Policies H15, H16, H17, EMP9 and RT3).
- d. Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In case of housing development proposals will be expected to conform to Policy H20.

It is important to define which villages can accommodate small scale development and to establish exactly what will be considered acceptable. The policy recognises the need to protect the individual character of each village. It also prevents unnecessary expansion into the countryside. In this respect the village boundaries have been drawn on the following basis:

- a. All properties physically linked to the main (built) part of the settlement are included;
- b. All undeveloped areas of existing planning consents are included;
- c. They include residential curtilages;
- d. Boundaries do not include properties separated from the main body of the settlement by areas of open land not forming a residential curtilage;
- e. In most cases single depth development (ribbon development) along roads leading out of settlements has been excluded, inless the area is physically well related to the settlement.

The application complies with this policy as it is a site to be developed within the maon settlement boundaries of Ribchester within the residential curtilage of the existing dwelling and is a small scale development that is appropriate to this area and conforms to the policies of the Ribble Valley Borough Council.

Rebuilding / Replacement of dwellings

Policy H13

Within settlements the rebuilding or replacement of dwellings will be permitted. This is subject to the provisions of Policy G1.

There are a number of properties within the Borough that are either substandard or in need of major improvement. This will normally be considered acceptable, however the new house created must not conflict with the amenities of neighbouring properties. In addition the opportunity provided by replacement or rebuilding to ensure that parking and access arrangements are safe and convenient should not be overlooked. Rebuilding does not mean that normal requirements for good design and use of appropriate materials will be relaxed.

It is felt that the application fits smoothly with both policies H13. The impact on the landscape in relation to that of a new dwelling will be very minimal and have no harmful or visual effects on neighbour amenities. In addition the increase in size of the proposed dwelling is not felt to be excessive but would provide modest living accommodation for the family to live comfortably ensuring they have their own privacy.

Policies to help solve housing needs

Housing needs normally come from people who are resident in the Borough. They can arise through people growing older or having reduced mobility. Changes to family circumstances such as marriage, divorce, having children etc can also give rise to needs for different accommodation. Assessments of need must however also take into account of people who need to live in a certain area because of work commitments.

The application has been submitted due to the foreseen expected cost of renovation in consideration with the potential cost of a replacement dwelling. It is felt that this application complies fully with this policy, as the replacement dwelling in terms of size and design has been thoroughly and very carefully thought about and the footprint is of the size required to enable modest family accommodation, use of materials will match other local dwellings therefore not having any visual or harmful effects on neighbour amenities and will ensure that it blends in with its surroundings seamlessly. The siting of the replacement dwelling within domestic curtilage and is partially on the footprint of the existing dwelling and the landscaping will remain as existing.

Summary

In considering this proposal against the guidance contained within the NPPF and that of the Ribble Valley Local Plan Adopted in 1998 saved in 2007 planning permission should therefore be granted for a replacement dwelling as there are no adverse impacts of doing so that would so significantly and demonstrably outweigh the benefits of doing so. The proposal will have no adverse impact on any neighbouring amenities along Stoneygate Lane.

This application has come to fruition due to the existing dwelling needing extensive modernisation and having limited parking.

The proposed development would give adequate parking on the site and the domestic curtilage is already in keeping with the size of the proposed replacement dwelling. There are no formal boundary treatment changes therefore ensuring that the plot retains its character

and simplistic form. Due to the location of the site, the scheme is considered an entirely sustainable development, and is therefore in accordance with the current and relevant Local and National Planning Policies.