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Project Number,	Date,	Scale,	By.
283/LP	JUL/13	1:1250	JH

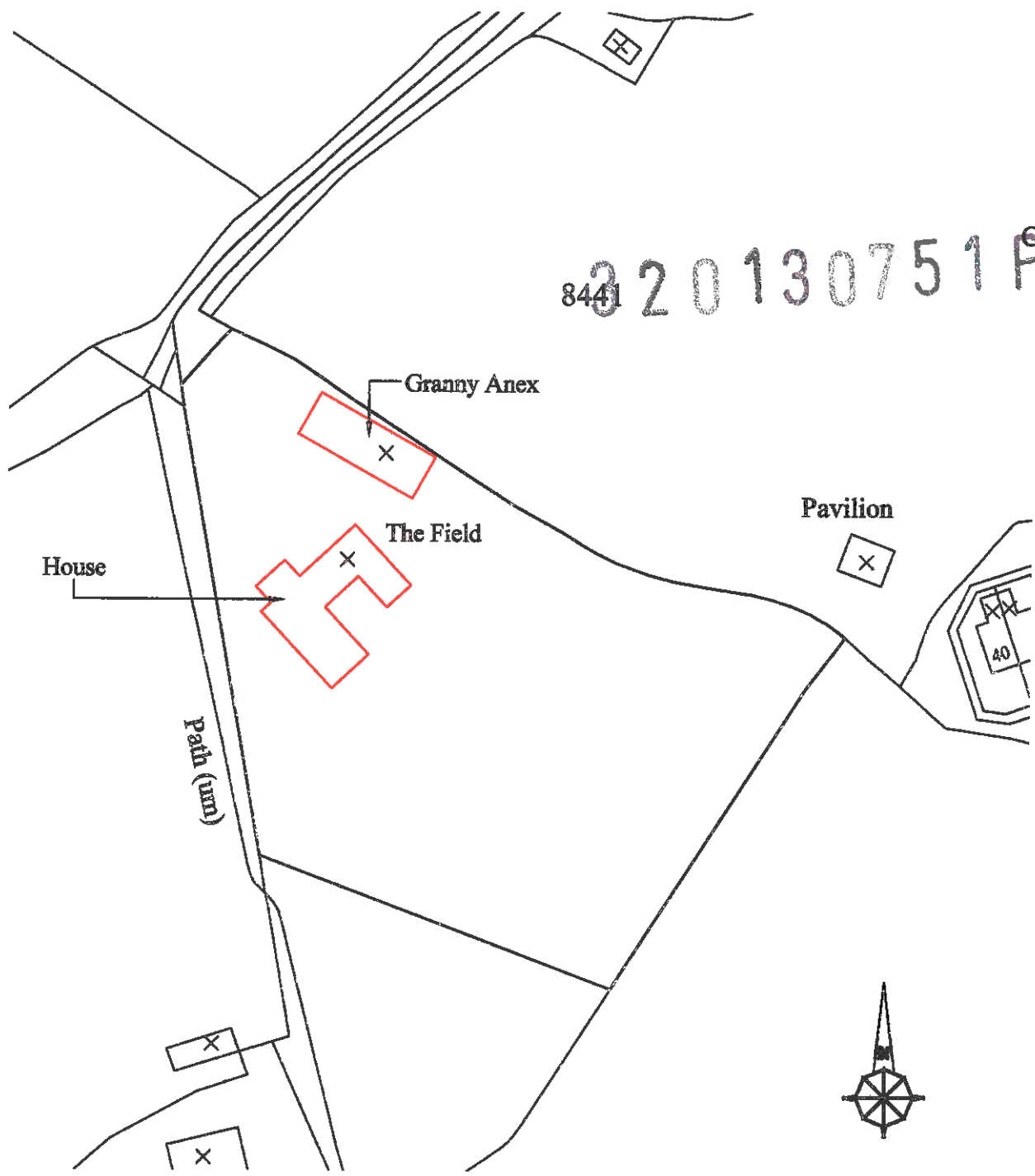
Clients Details,  
Mrs I. Handley

Project Details,  
**LOCATION PLAN**

Project Address,  
**THE FIELD.  
CHIPPING  
LANCASHIRE**

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**Proposed Lifting of Planning Condition at  
The Field,  
Old Hive,  
Chipping,  
Lancashire.**



**Design and Access Statement**

*On Behalf Of*

**Mrs I. Handley.**

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**1:- History.**

The history of the Granny Annex is that the property was converted from the former stable building and extended in the mid 1990's.

The application number 3/2003/0195 was granted with the condition that it is tied to the main residence and to be used as an annex too.

A further application was approved for the extension to the Granny annex to allow a utility room and sun lounge, application number 3/2003/0852.

The property lies outside the settle boundary of the village though its South- Easterly boundary lies on the village settlement line. Also the new conservation area around the old factory site lies some distance to the North.

Though the property is in green belt it is surrounded by other properties such as Broad Meadow the Cricket field and Kirkfields as well as its address being part of Old Hive a group of terraced cottages to the north.

The applicant has resided in the annex since its completion and intends to for the foreseeable future, though her Daughter and Son in-law reside in the Main House with their family the applicant now see's the timing appropriate to allow the properties to be split into two separate properties for ease of legalities.

**2:- Involvement.**

There has been pre-application advice sought from Ribble Valley Planning Dept. and this has been favourable of the application by the officer Graeme Thorpe.

**3.0 – Planning Policy.**

The relevant Policies are

- Policy G5 – Settlement Strategy
- Policy H2 – Dwellings in the Open Countryside
- Policy ENV1 (AONB)
- Policies DMG1, DMG2, DMH1 and DMH3.
- The National Planning Policy Framework.
- The Core Strategy.

The policy basis against which this scheme should be appraised is set out in the context of national, regional and local development plan policies.

At a national level the National Planning Policy Framework (NPPF) came into force on 27 March 2012 and states that *at the heart of the NPPF is a presumption in favour of sustainable development* which means that for decision making purposes Local Planning Authorities should:

*Approve 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.*

The NPPF requires Local Planning Authorities to consider housing applications in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the Local Planning Authorities cannot demonstrate a five-year supply of deliverable sites. As at 31 March 2013, Ribble Valley can demonstrate a 5.81 year supply of housing, including a 10% allowance for slippage and 20% buffer for previous years under delivery but no detailed site adjustments for deliverability of the sites identified, when measures against the emerging Core Strategy requirement.

The issue of a five-year supply is a somewhat complex one as we move forward with the preferred development option in the Core Strategy. The Council has established that it will now determine planning applications against the proposed Core Strategy requirement (2008-2028) figure of 200 dwellings per year (in line with Government guidance), which is a minimum requirement not a maximum. Even though the Council is undertaking a review of its housing requirements as part of the plan making process, the requirement going forward is most appropriately addressed within the Core Strategy examination and statutory plan making process. As stated, the current figure would appear to demonstrate a 5.81 year supply against that



requirement, but this is without any detailed site adjustments for deliverability. Irrespective of the 5 year supply issue, some of the policies of the DWLP are considered out of date (in particular the settlement strategy) and thus the statement in NPPF cited above which advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would *significantly* and *demonstrably* outweigh the benefits is at this time the overriding consideration. There are no provisions within the NPPF to advocate resisting development 'in principle' once a 5 year supply of deliverable sites is achieved. In assessing this application therefore it is important to look at the component parts in turn having regard to the above considerations as follows.

Therefore in establishing whether the proposal to remove the condition on the existing annex to allow unrestricted use of the building as residential accommodation would in principle be acceptable, it is the requirements of the Local Plan that take precedence over the NPPF. In terms of the saved Local Plan policies, in general terms the proposal site is outside any settlement boundary and is located in the open countryside within the AONB where development would be restricted. Local Plan Policies G5 and H2 are therefore considered the most important policies against which to assess the principle of the scheme.

Policy G5 notes that,

'Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are,

- Essential to the local economy or social well being of the area,
- Needed for the purposes of agriculture or forestry, or
- Sites developed for local needs housing.'

Policy H2 provides more specific advice for dwellings in the open countryside noting that, 'Outside the settlement boundaries residential development will be limited to:

- Development essential for the purposes of agriculture or forestry,
- The appropriate conversion of buildings to dwellings, or
- Residential development specifically intended to meet a proven local need.'

Policy ENV1 (AONB) is also considered to be an important consideration as it highlights that the principal duties of the LPA who administer the AONB are the conservation and enhancement of its natural beauty, and that the re-use and/or conversion of existing buildings is more appropriate development than new build.

All the above policies recognize the need to protect the AONB and open countryside from inappropriate development, and that the protection of attractive open countryside for its own sake is an important element of both the national and county planning policy. There are emerging draft Core Strategy Policies that continue the aims of the existing Local Plan Policies, and these are Policies DMG1, DMG2, DMH1 and DMH3.

NPPF emphasizes the need to base decisions on the development plan, unless material considerations indicate otherwise. The NPPF is clearly a material consideration as up to date national planning policy. The most significant material consideration is that of the presumption in favour of sustainable development. NPPF at paragraph 49 also highlights that housing applications should be considered in the context of that presumption. Even though the Council can now demonstrate a five-year housing supply (against both RS and Core Strategy requirements) as previously stated, this is not considered to be a maximum. New housing developments within settlements or immediately adjoining settlement boundaries can therefore

still be acceptable in principle due to their sustainable location and because the precise position of the settlement boundaries were based on a strategic framework that is no longer applicable.

#### 4.0 - Evaluation

The application site under consideration here lies outside the settlement boundary of Chipping but within the general built up/housing area. The circumstances that are prevalent now with the need to meet the requirements of NPPF and maintain a deliverable five year supply of housing are such that this site is considered to meet the three dimensions of sustainable development as outlined in NPPF – economic, social and environmental.

This is by virtue of the site being,

1. Contained within the general built up/housing area of Chipping as it is,
2. The proposal being of a scale that is not considered inappropriate to the locality and,
3. The distance from the site to existing amenities and facilities within Chipping (within 400m to a bus stop and within 600m of a school/a shops/a public house/a church – all within acceptable standards when measured against the CIHT document 'Providing Journeys on Foot' and the CIHT document 'Guidelines for Planning for Public Transport').

With consideration to the above policies and guidance, It can be concluded that the village of Chipping is readily accessible by foot from the site and despite the dwelling proposed not being an 'affordable' dwellings, it is effectively a small scale conversion of an existing building and is considered appropriate development in compliance with the relevant and up-to-date Local Planning Policies G5 and H2, and the principle of removing the condition in question should be considered to be acceptable.

With respect to the visual impact of developing this site, there are no external changes proposed to the building and the site lies within an existing residential garden so the proposal will have no impact upon the AONB at this location.



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Appendices. A-



Map Showing Surrounding number of Properties in red.

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Appendices. B-



**Front View of Granny Annex**

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**Photo Showing the proximity to the main dwelling.**