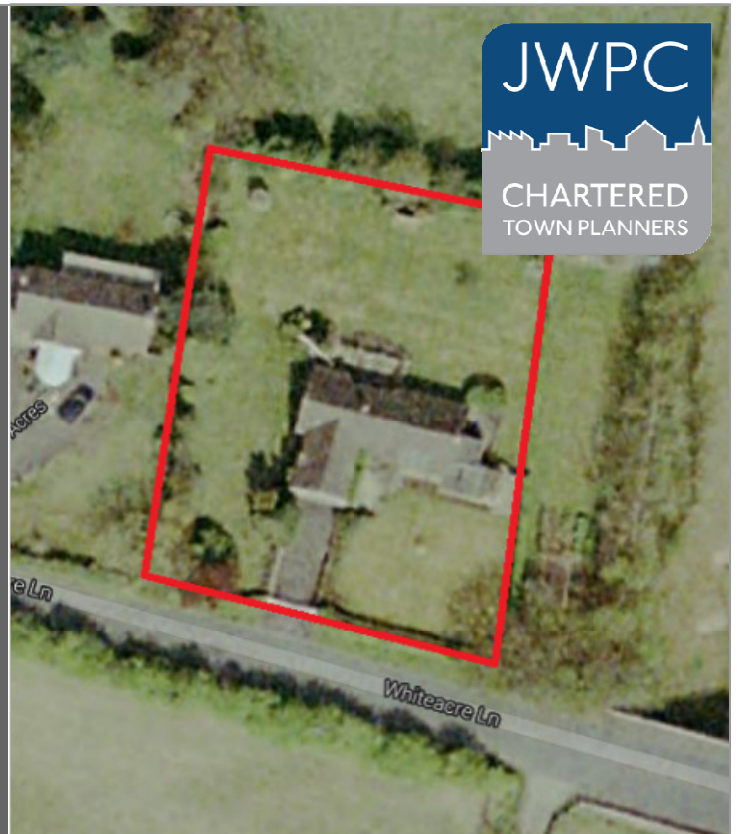


Land at Springfield, Whiteacre Lane, Barrow, Clitheroe

**Proposed Erection of Two
Dwellings with Associated
Vehicular Access and
Landscaping**

**Resubmission of Application
3/2013/0902**



Planning

Design

& Access

Statement

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1. Introduction

- 1.1 This Statement has been prepared in support of a resubmitted planning application by Edmara Limited for the erection of 2 dwellings on this site. This follows the refusal of planning permission for 3 no. detached two-storey houses by Ribble Valley Borough Council on 30 January 2014 (LPA Ref: 3/2013/0902). That proposal was considered by the Council to have a harmful effect upon the residential amenities of 15 The Acres (Temple House), adjacent the site and was considered would be an *'incongruous and unsympathetic form of development'*. Importantly, the decision does not contend the principle of such housing development in this location. Following discussions with the Council's Senior Planning Officer and having reflected on the reasons for refusal, the applications have revised the scheme to 2 dwellings.
- 1.2 The existing bungalow on the plot remains vacant and represents inefficient use of this large and accessible site off Whiteacre Lane. In light of the previous decision the applicants are to resubmit the application on a reduced scale with 2 dwellings. Each will be set further back within the site and have been completely redesigned to better reflect the site context and relationships with neighbouring dwellings – both existing and proposed.
- 1.3 This Statement should be read alongside the proposed plans and supporting documents and acts and also addresses Design and Access matters.

2. Site and Surroundings

- 2.1 The application site lies to the south-eastern edge of the village of Barrow which itself is roughly 'L' shaped. It sits between the existing dwelling of Springfield and the top of a cutting which immediately abuts the A59 bypass and which itself demarcates the edge of Barrow. The site has an area of 1.9 Ha and is rectangular shaped with the narrower length abutting Whiteacre Lane. The site is currently occupied by one large detached bungalow and its associated gardens and driveway.
- 2.2 The land to the east of the application site benefits from planning permission for a detached, two-storey dwelling approved under Application 3/2013/0278. That consent has recently been implemented.
- 2.3 The site lies 500m to the east of the main road through Barrow (Whalley Road) which provides connections by car, bus, foot and cycle to Whalley to the south and Clitheroe to the north. There are several bus stops on Whalley Road with a frequent service of every 10 minutes or so at peak hours. These services largely run between Blackburn, Accrington, Preston and Clitheroe whilst serving other surrounding villages. Further to the north of the junction with Whiteacre Lane, lies Barrow Primary School. There are secondary schools at Billington and Clitheroe. Barrow also accommodates a number of employment sites including the Barrow Brook Business Village as well as smaller sites such as Barrow Nurseries/Garden Centre.
- 2.4 Springfield is a large part single/part two storey dwelling set within the centre of the plot with a vehicular access drive onto Whiteacre Lane which is situated slightly to the west of the centre of the plot.
- 2.5 Further to the west of Springfield is a small residential development known as The Acres. This consists of 8 dwellings (both bungalows and two-storey houses) with once shared access road onto Whiteacre Lane. The prevailing character of this part of Whiteacre Lane is semi-rural with enclaves of suburban housing. Indeed, the Lane has been subject to a number of residential developments in the latter half of the Twentieth Century including Willow Drive and 2-26 Whiteacre Lane. These are almost exclusively detached two-storey dwellings constructed in artificial stone. However, those dwellings on The Acres have a more

diverse palette of render, brick and hanging tile. When approaching Barrow along Whiteacre Lane from the east (Wiswell), the bridge over the A59 bypass is perceived as the edge of the village. Open countryside lies to the east of the bridge, creating a gap between Barrow and Wiswell.

- 2.6 In addition to recently approved scheme for one dwelling on land to the east of the application site, the applicants are mindful of two other developments that have secured planning permission and remain extant. These can be summarised as follows:

Land off Whiteacre Lane, Barrow (Ref: 3/2011/0776/P)

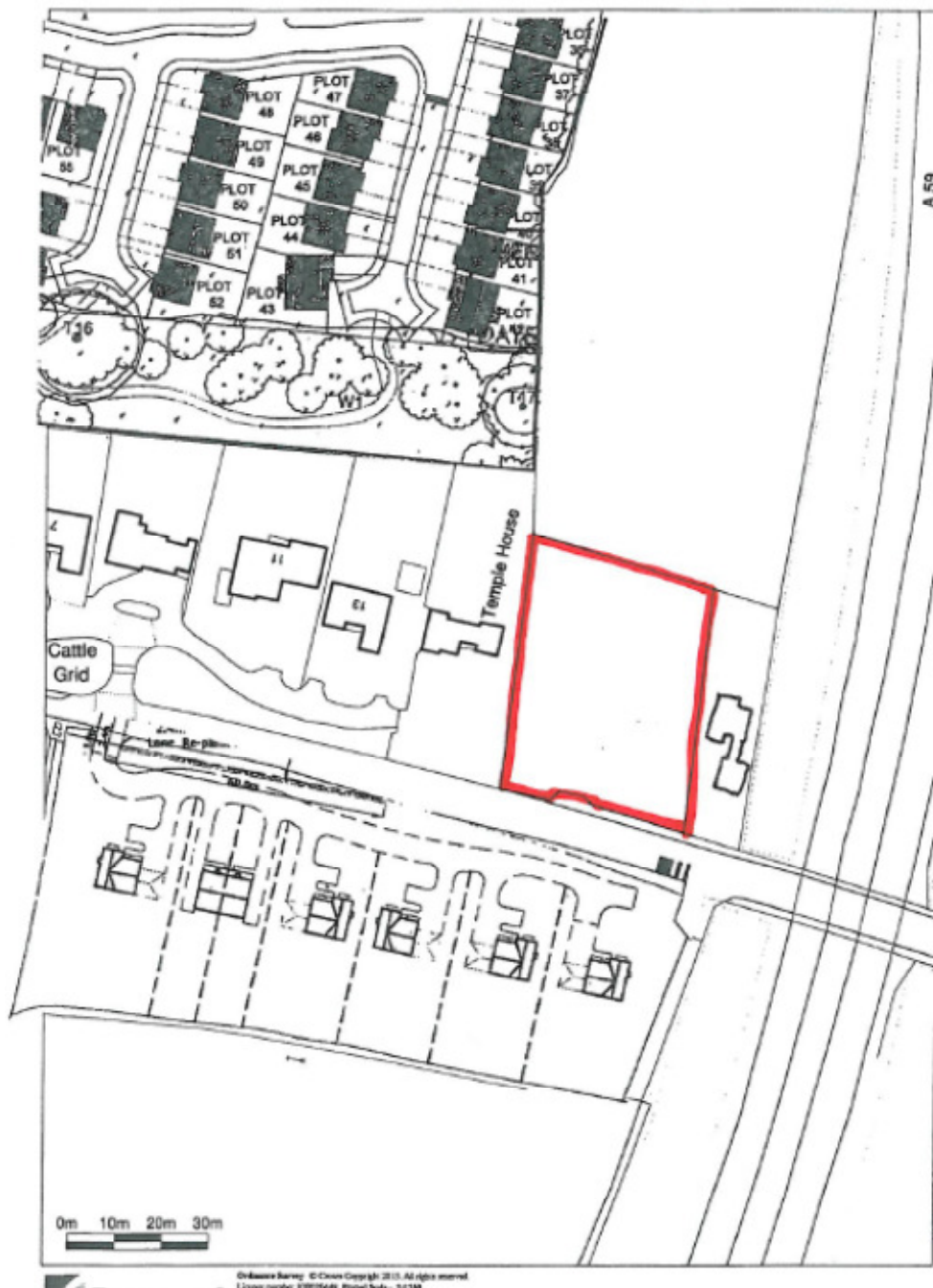
This application for outline planning permission for residential development was approved on 22 August 2012. The approved plan shows 7 dwellings (five detached and two semi-detached) albeit all matters were Reserved for further consideration. At present, applications for Reserved Matters have yet to be submitted.

Site 2 Barrow Brook Business Village, Barrow (Re: 3/2012/0158)

This was an outline application for the erection of 73 open market detached dwellings and 31 social housing properties which was refused in May 2012. That decision was appealed and subsequently allowed by the Secretary of State on 30th November 2012.

- 2.7 Together the 2 applications (as well as others in the Barrow area) will have a fundamental impact upon the character and appearance of Whiteacre Lane. Nonetheless, they remain within the body of the settlement of Barrow. The composite plan below illustrates how extant permissions will affect the setting of the appeal proposal:

Fig 1: Application site plan showing layouts of extant planning permissions nearby (not to scale).



- 2.8 During the course of the previous planning application on site, representations were made from the occupiers of Temple House (now known as 15 The Acres) which lies immediately to the west of the application site. This is a substantial detached two-storey dwelling with its main front elevation addressing Whiteacre Lane. The east facing gable wall of that house is punctuated by four small windows (two on each floor). However, these are either non-habitable room windows or are smaller secondary windows to rooms that enjoy illumination

from much larger windows in the front and rear elevations. As such, there is no policy requirement to set the new development 12 or more metres from those windows as residential amenities will not be unduly harmed.

3. Application Proposal

- 3.1 This full planning application is a resubmission of Application No. 03/2013/0902 which proposed the erection of three detached two storey dwellings on land which currently accommodates the house known as Springfield, off Whiteacre Lane, Barrow. The site area denoted by the red edge on the application plan remains the same as per the previous application and the nature of the application as residential development remains the same. However following negotiations with the Council's Planning Officer and the decision to refuse planning permission for three dwellings on this site, the number of dwellings has been reduced to two to better reflect Local Plan policies and to minimise the impact of the proposal upon adjacent residents as well as upon the street scene. Nonetheless, under the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 the first revision of the same character and site area and by the same applicant within 12 months of the previous decision attracts no application fee.
- 3.2 During the course of the earlier planning application, the Senior Planning Officer expressed concern that there needed to be a gradual stagger of the building line from No.15 The Acres (Temple House) across to the approved house which was granted consent under Application No. 3/2013/0278 in June 2013. Moreover, it was considered that the forward projection of Plot 1 adjacent to No.15 The Acres would render it unduly prominent and incongruous within the street scene. This was considered to be exasperated by the forward projecting double garage. Finally, the Senior Planning Officer considered that the space between the three dwellings proposed was insufficient and failed to reflect the character of the existing houses within the vicinity. In terms of residential amenities, Plot 1 was considered to be overbearing in respect of 15 The Acres (Temple House).
- 3.3 In light of these concerns and the reasons for refusal the applicants and their architects have taken an entirely fresh approach to the development of this site and by providing two dwellings instead of three it affords the opportunity to provide greater amount of space between the dwellings. Moreover, their squarer plan form (as opposed to the more linear and narrow form of the three dwellings refused) means that they can be set further back within the site and can be staggered in the manner as discussed with the Senior Planning Officer. The impact upon 15 The Acres is significantly lessened by moving Plot 1 further back into the site and omitting the linked double garage that would have projected forward

of that house. Instead an integral single garage on the opposite side of that plot will provide a greater sense of openness in front of it and when viewed from No. 15 The Acres.

- 3.4 In addition to an entire revision of the house types, the staggering of the two houses will allow them to sit comfortably between 15 The Acres and the extant two storey dwelling approved in June 2013. When each of these dwellings are complete they will stagger gradually towards the eastern end of Whiteacre Lane where it spans the cutting in which the A59 sits. This will serve as a natural terminus to this part of Whiteacre Lane and in addition to those seven dwellings approved in August 2012 to the south of White Acre Land; they will serve to round off this part of Barrow Village. Care has also been taken to increase the gap between the two proposed dwellings to 4 metres at its narrowest point providing ample opportunity for views through the site from Whiteacre Lane.
- 3.5 Plot 1 will include an integral single garage to the right hand side with the main living accommodation to the rear and left hand side. A first floor of four bedrooms will be provided along with en-suite bathrooms and a main family bathroom. There will also be a small balcony on the first floor to bedroom one.
- 3.6 Plot 2 is of a similar footprint albeit it has a single projecting gable with a recessed first floor elevation to the left hand side. This design still facilitates a balcony at first floor to bedroom one above a single integral garage. This property will also benefit from four bedrooms and three bathrooms.
- 3.7 Architecturally, the two houses retain the characteristics of the refused scheme albeit they will be finished in redbrick rather than painted render as per the previous scheme. They will retain their hipped roofs in order to minimise their bulk within the street scene and to protect neighbours amenities.
- 3.8 Each of the two properties will benefit from a separate vehicular and pedestrian access into the site from Whiteacre Lane. It is material that no objections were received from Lancashire County Council Highways Authority to the previous scheme showing three driveways. Clearly, the reduction of one drive onto Whiteacre Lane would have a positive rather than a negative influence on any further consultation response.

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, which is 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

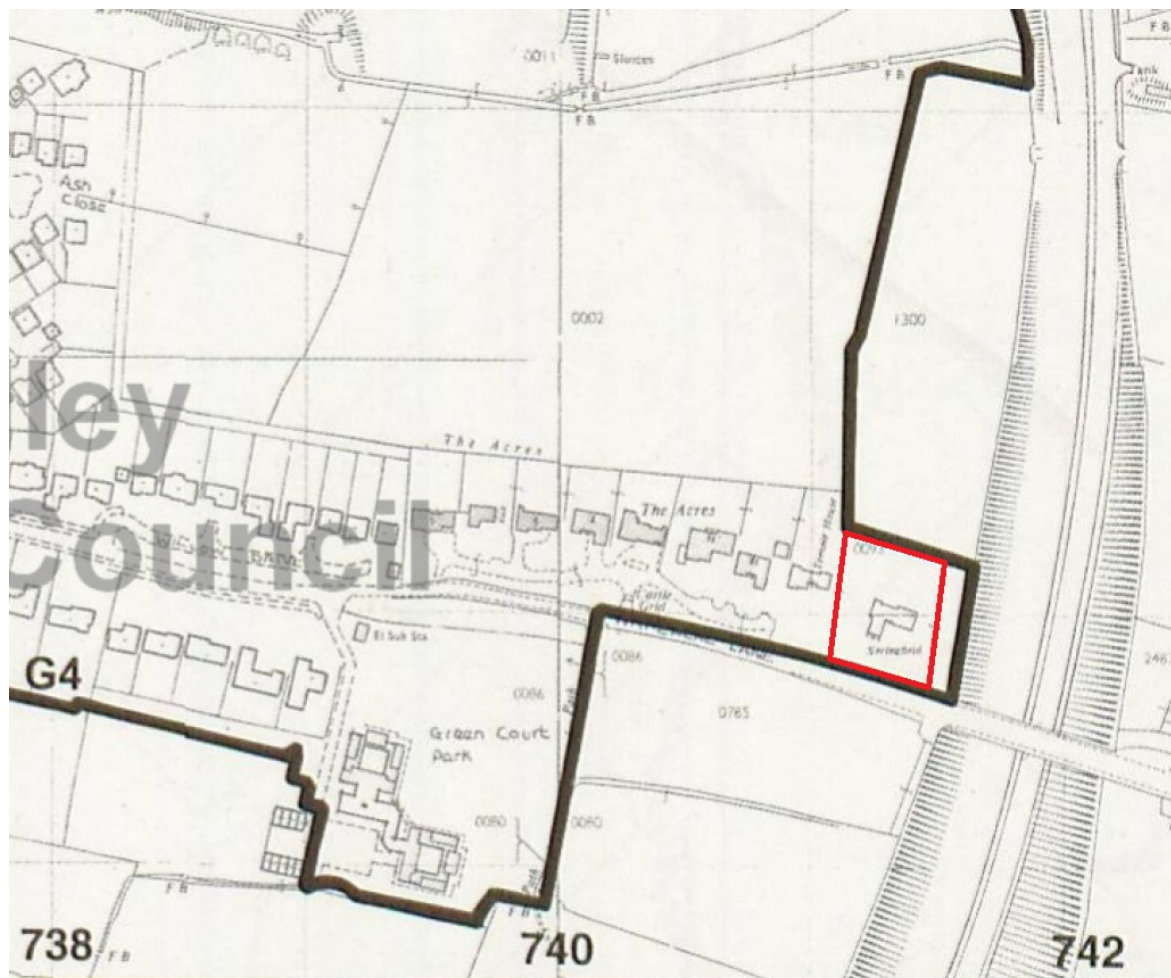
- 4.2.1 The NPPF reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions. Furthermore, Local 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 councils 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 **Local Planning Policy**

- 4.3.1 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 16 years old and therefore generally out of date. However, several policies within the plan have been 'saved' until they are replaced by the emerging Core Strategy/Local Plan documents.
- 4.3.2 The Council has acknowledged in reports to Planning Committee and Appeal Statements that the Settlement Hierarchy and previously defined Settlement Boundaries within the Local Plan are out of date, and therefore carry limited weight. However, it remains relevant to consider the general thrust of the settlement strategy.
- 4.3.3 Policies G2 to G5 of the Districtwide Local Plan comprise the settlement strategy for the District. Policy G2 proposes the majority of development is directed to the towns of Clitheroe, Whalley, Longridge, Billington and Wilpshire, whilst development within the settlement boundaries of larger villages is also permitted under Policy G3. Policy G4 lists 26 smaller villages where limited development is permitted. This list includes Barrow. Within such villages the following is permitted:
- A.) the development of allocated sites;
 - B.) The use of infill sites not identified as essential open space;
 - C.) re-use of rural buildings; and
 - D.) Proposals which meet identified local needs or address local problems.

4.3.4 The map below shows the settlement boundary of Barrow with the application site marked in red and falling within this boundary:



*Fig 2: extract from Barrow Inset plan of Ribbles Valley Districtwide
Local Plan Proposals Map.*

- 4.3.5 In the context of Whiteacre Lane and in light of the recently approved/allowed planning applications, it is considered that the application site represents an appropriate infill plot. It would abut existing residential curtilages to both the west and east and, in the future, to the south.
- 4.3.6 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, day-lighting and privacy.

4.3.7 Policy T1 relates to transport matters in relation to development proposals. It attributes weight to a number of points which include accessibility of a site to non-car modes of transport and movement (i.e. cycle and footpaths) to ensure that the impact of the proposal upon transport infrastructure is not adverse.

4.4 Ribble Valley Local Development Framework – Core Strategy

4.4.1 The Council has reached Examination stage with its Core Strategy and following a Hearing which took place in January 2014, a list of further tasks was agreed with the Inspector. These tasks relate to clarification on a number of strategic and housing matters including amending documents to reflect an increase in the housing supply figure from 4000 to 5000 dwellings.

4.4.2 Nonetheless, until the Inspector issues his report, the policies within the Submission Draft (Proposed Main Changes) of the Core Strategy carry very limited weight. Nonetheless, they are worthy of consideration to understand the 'direction of travel' in which future Local Plan policies are heading.

4.4.2 Key Statement DS1 sets the general development strategy for the Borough. Whilst it seeks to direct the majority of the housing requirement to the strategic site at Standen (subject to a significant number of objections), it states that:

'in general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area'.

Development will also be directed to the 'defined settlements' in Ribble Valley which includes within them, Barrow.

4.4.3 Key Statement H1 sets out the housing provision target over the plan period (2008 to 2028) of 5,000 dwellings at an annual average of '250 dwellings per year'. This increased from the original Draft Submission version which set a much lower figure of 200 dwellings per annum (4,000 over the plan period). Since the Hearing Sessions, the Inspector and Council have agreed that the Core Strategy will assume a higher annual housing requirement of 280

dwellings per annum in order to better reflect the evidence of the Housing Requirement Update by Nathaniel Lichfield and Partners which expressed concern that a failure to increase this number could prejudice the economic development of the Ribble Valley.

4.4.4 There remains doubt (taking into account the requirements of NPPF to include a 10% allowance for slippage and a 20% buffer for under-provision in previous years) that the Council can adequately demonstrate a 'deliverable' supply of housing of 5 years plus 20%.

4.4.5 The Core Strategy includes a suite of Development Management policies. Policy DMG1 required all developments to meet a number of criteria including (inter alia):

- A high standard of design;
- Sympathetic to existing and proposed land uses;
- By acceptable in traffic, access and parking terms;
- Be acceptable in terms of day-lighting and privacy;
- Be acceptable in terms of the natural and built environment
- Achieve efficient use of land and buildings;
- Consideration of the layout, density and relationship between buildings

4.4.6 A general strategic policy for development is included at Policy DMG2. This requires that developments should be in accord with the Spatial Vision of the Core Strategy. It refers to development within 'defined settlements' although until the Site Allocations DPD progresses, this cannot be implemented fully. Nonetheless, the application site falls within the settlement boundary of Barrow as defined in the existing Districtwide Local Plan and therefore DMG2 states that:

'Development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement'.

5. Planning Considerations

- 5.1 In consideration of any planning application, Section 38(6) of the 2004 Act requires that the starting point is the policies of the Development Plan, and then any other material planning considerations. This Chapter will more fully consider those policies and how the development proposed accords with them. It will also address other material planning considerations including the recently refused planning permission for similar development and the reasons for that decision.
- 5.2 The application accords entirely with Policy G4 of the Ribble Valley Districtwide Local Plan (RVDLP) which supports the development of 'infill sites' that are not essential open space within villages such as Barrow. This presumption is also reflected in the emerging Policies DS1 and DMG2 of the Ribble Valley Core Strategy and is consistent with other Strategy policies and the comments of the Examination Hearing Inspector. In short, emerging policy will continue to advocate a degree of housing is directed to the villages of the Ribble Valley and this level of provision is likely to be reflective of the sustainability merits of each of these settlements. In this regard, Barrow scores extremely well.
- 5.3 This planning application has been submitted in order to make better use of this large site which currently accommodates a vacant and dilapidated bungalow. From a strategic development and housing point of view, the proposal is entirely consistent with the National Planning Policy Framework (NPPF). The site lies close to the amenities and services within Barrow and in a location where residents can benefit from good transport links to the nearby town of Clitheroe.
- 5.4 The principle of the development of a further dwelling in this location has already been advocated by the local planning authority, in its decision to approve Application 3/2013/0278. In the officer's Delegated Report, it is clear that that particular application was carefully assessed in relation to Policy G4 of the RVDLP:

'The is considered an 'infill' plot on the basis of the supporting text to the Policy as it is a small gap within the settlement boundary adjacent to a group of houses, and it sits in-between a residential dwelling and the A59 so there is no ribbon or fragmented development caused.'

'The site under consideration here lies within the settlement boundary of Barrow but on the edge of 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:

- 1. the site being within the general built up/housing area of Barrow,*
- 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 Barrow (within 500m to a bus stop and within 1000m of a school/a public house/places of work) all close to acceptable standards when measured against the CIHT document 'Providing Journeys on Foot' and the CIHT document 'Guidelines for Planning for Public Transport').'*

5.5 Given the similar nature of this application to that previous approved on the adjacent site, it follows that the local planning authority should regard this proposal in the same manner and that the principle of the development of the site for two dwellings is entirely consistent with both policies of the Development Plan and NPPF. Moreover, a similar position was adopted by the local planning authority when approving the development of 7 dwellings to the south of Whiteacre Lane, close to the application site (Ref: 3/2011/0776/P).

5.6 In addition to support in principle offered by the Development Plan (both adopted and emerging policies) and NPPF, it is also material that the local planning authority accepts that it cannot demonstrate an existing five-year supply of deliverable housing sites. It may well be that the 5 year threshold could have been exceeded, however NPPF makes it clear that where this is not demonstrated, *then 'relevant policies for the supply of housing should not be considered up to date'.* (Para 49 of NPPF). In light of this, the application proposal must be considered against the presumption in favour of sustainable development in NPPF and the requirement that any development must be compliant with the three dimensions of sustainable development which planning has a role in performing (as set out in Paragraph 7) – Economic, Social and Environmental.

- 5.7 This proposal for the erection of two family dwellings makes the best of use of the available land in what is strategically the right place. It is considered to be the right time as the local authority currently has a shortage of committed housing sites. In a social context, the proposal underpins the need for strong and healthy communities by meeting current housing needs and supporting local services and amenities. The environmental role is fulfilled as it makes efficient use of natural resources without harm to the wider natural or built environment.
- 5.8 The application proposal seeks to replace a large single storey bungalow which sits across the site, with 2 no. two storey detached dwellings. Whilst the existing bungalow is not out of keeping with the wider character of the Lane, two-storey dwellings are more prevalent. It is important to note that application 3/2011/0776/P proposed 7 no. two storey dwellings opposite the application site and each of these will be two-storey in height. The proposal can therefore be considered to be entirely in keeping with the existing and developing character of Whiteacre Lane.
- 5.9 The previous planning decision on this site for a proposal of three dwellings is an important material planning consideration. Importantly, the reasons for refusal did not include an objection to the principle of redevelopment of the site with an increase in dwellings. The reasons were limited to residential and visual amenities. Similarly, there were no technical reasons such as highways safety on which the application was refused.
- 5.10 It follows that in order to secure permission, the two reasons for refusal advanced in the decision notice of Application 3/2013/0902 must be overcome. Each is addressed in turn below:
- 5.11 The first reason for refusal relates to residential amenity and the impact of the proposal upon the dwelling to the west of the application site:
1. *The proposed development, by virtue of its design, scale, siting, proximity to and projection forward of the adjacent property Temple House, would result in an overbearing and visually intrusive form of development, to the detriment of the residential amenity of the occupants, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version including Proposed Main Changes).*

In response to this reason, the applicants have significantly reduced the impact that Plot 1 would have upon 15 The Acres (Temple House) by setting the front elevation of the proposed house back by approximately 3m and omitting the forward projecting garage which was previously close to the western boundary altogether. This arrangement ensures that the forward-most element of Plot 1 would not cross a line drawn at 45 degrees from the edge of the ground floor forward facing windows of 15 the Acres. This 'rule of thumb' is commonly used amongst local planning authorities in order to determine whether a proposed development would be overbearing or intrusive to a neighbouring property. In this instance, the adherence to the existing building line ensures no harm would occur.

- 5.12 The second reason for refusal relates to the impact of the 3 houses upon the streetscene and the harm this would have upon the visual amenities of the area. By seeking to create a sympathetic transition between 15 The Acres and the extant house to the east of the site, the revised planning application overcomes the local planning authority's concerns over the impact the proposal would have on the streetscene. The second reason reads as follows:

2. The proposal, by virtue of its design, scale and massing, would result in an incongruous and unsympathetic form of development that fails to respond to the inherent building line or character of the area that would be afforded an unsympathetic level of prominence within the streetscene, undermining both the character and visual amenity of the immediate context contrary to policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

- 5.13 In response to this reason, the design, scale and massing of the proposed dwellings has been significantly revised to better reflect those existing houses on Whiteacre Lane. A squarer plan form creates a wider frontage for each property and, most importantly, the omission of one dwelling allows for this widening along with the better spacing of the two dwellings in this 'infill' gap. It is submitted that the character and visual amenity of this locality would be strengthened by the creation of these two dwellings in place of the existing 'chalet' style bungalow.

- 5.14 Married to this need to better assimilate the development within the streetscene, is a requirement to make efficient use of land in sustainable locations. In order to achieve consistency with NPPF policies on housing and to reflect the objectives and policies of the emerging Core Strategy, the applicants consider that 2 large family dwellings is an appropriate response.
- 5.15 Two dwellings on a site of 1.9 acres would result in a lower density of housing compared to schemes approved in recent years, NPPF has now removed an indicative minimum average density requirement and states that local planning authorities should set their own '*to reflect local circumstances*'. Whilst RVBC has not yet adopted a policy in relation to density, it is material that the character of Barrow and other similar villages in the Ribble Valley is one of low density housing set in reasonable sized plots and often arranged in a linear fashion. As such, the layout and in particular the density of the houses is entirely consistent with the prevailing character of the area.

6 Summary and Conclusions

- 6.1 This Statement seeks to demonstrate why the proposed development of this site for the erection of 2 dwellings is entirely consistent with the Development Plan and emerging Core Strategy policies. It is also material that it is the type of development within a sustainable rural settlement that accords with the housing policies of NPPF. In addition, the decision to refuse planning permission for 3 dwellings on this site is an important material planning consideration and is of assistance in that the 2 reasons for refusal act as a guide to inform this resubmission.
- 6.2 In considering a resubmission on the site, the applicants have arrived at the conclusion that to overcome the previous reasons for refusal, a reduction in the number of dwellings from 3 to 2 is necessary. By redesigning each of these two dwellings and setting them back further within the site (but still providing ample private amenity space) this serves the dual purpose of protecting the residential amenities of neighbours and assimilating the houses into the streetscene in a more sympathetic manner. This resubmission not only overcomes the two reasons for refusal advanced by the local planning authority but addresses the concerns of the neighbouring resident at 15 The Acres.
- 6.3 As well as the principle of development being supported by the Development Plan, there remains a shortage of housing in the Borough in relation to the requirements of Paragraph 47 of NPPF which requires Councils to 'boost significantly the supply of housing'. Whilst RVBC has gone some way to achieving this increase through the approval of planning applications (albeit some on appeal), the Core Strategy for the Borough remains at a stage where little material weight can be attributed to it – particularly in respect of housing policy. It follows that the application should be determined in accord with the requirements of NPPF and '*in context of the presumption in favour of sustainable development*' (Para 49).
- 6.4 The application has been tested against all relevant policies of the Ribble Valley Local Plan and all other material planning considerations have been taken into account. The scheme will make a positive contribution to the streetscene in this part of Whiteacre Lane and respects the amenities of existing and future neighbours. The scheme is also acceptable in highway safety terms. As such this resubmission should be approved.

*JWPC Ltd
March 2014*