

320160050P

Design and Access Statement

For

New Detached Bungalow

at

The Cottage, Newton-in-Bowland, Clitheroe, Lancashire

Report Completed By

**Jessica Townson MRICS
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS**

1 Introduction

- 1.1 This design and access statement is written in line with *“Design and Access Statement How to write, read and use them” (CABE, 2007)* as required by *“The Circular Guidance on Changes to the Development Control System”*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 To build detached dwelling in the garden at The Cottage, Newton-in-Bowland.

3 Use

- 3.1 The current use of the site is a residential garden space. Our client would like to build a detached, fully accessible dwelling in the area.

4 Design

- 4.1 All design details of the building are to be reserved, however the dwelling shall be designed to be in-keeping with the surrounding area, and to blend in with the rest of the properties in the village of Newton location.
- 4.2 The materials, to be reserved, shall also be designed to not look out of place in its village location.

5 Landscaping

- 5.1 All parking arrangements are reserved; however ample off road parking shall be supplied within the grounds of the new dwelling.
- 5.2 Careful consideration shall been taken to ensure that the two trees (one a copper birch and the other an unknown) are to be included in the scheme, and these two trees will be fully protected throughout the construction phase, with fencing to the maximum spread of the branches.

6 Access

- 6.1 Access to the new dwelling is going to be via an existing highways access point to The Cottage.
- 6.2 The drive way will provide access to the new dwelling and also the existing Cottage.
- 6.3 The existing opening offers good sightlines to and from the driveway and the increased use to include the proposed dwelling shall not cause any negative effects.
- 6.4 The B10 and B11 bus services offer a regular daily service (Monday – Saturday inclusive) between the Hodder Valley villages (including Waddington, Slaidburn, Newton, Whitewell etc.) and Clitheroe Interchange. This allows none car drivers / owners full independence in the local area, whilst maintaining the much desired village location. More information can be found out at (<http://www.traveline-northwest.co.uk>).

7 Appraising the Context

- 7.1 As stated above the site has ample access to provide for a new dwelling in this space. The current residential garden, which has become underutilised shall allow for a central and spacious location for the proposed new dwelling.
- 7.2 With a regular bus service to Clitheroe, Newton is the ideal location for the a dwelling.

Historical Merit Statement

For

The Proposed New Dwelling

at

The Cottage, Newton-In-Bowland.

Report Completed By

Jessica Townson MRICS
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21 Deanfield Court
Clitheroe
Lancashire
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1 Introduction

- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Newton-In-Bowland, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The proposal is to build a new residential dwelling on the current garden area of The Cottage, Newton-In-Bowland. As referenced to in the Design and Access Statement accompanying this application, the proposed new dwelling shall be designed to be completely in-keeping with the village appearance; however, all matters of design have been reserved.
- 2.2 The size of the plot is relative to those in the village and shall offer a good amount of space for gardens and also ample parking.

3 Description of the Site

- 3.1 The sites neighbouring property "The Cottage" is constructed of random rubble stone walling, with wood windows, jamb sets, and slate roof. Indicative of buildings constructed around the 19th Century within this local rural setting.
- 3.2 There is a large arched opening to the front of the neighbouring property to this site "The Cottage" which indicates its use as a coach house at some point in time. However, it has not been possible to locate any records to confirm this.

- 3.3 The neighbouring property to this site "The Cottage" has recently undergone major refurbishment works to extend the property to the rear of the property, and thus having no major impact on the street scape of Newton.
- 3.4 There is a stone rubble wall, with cap stones running all around the property demarking its boundary from the road. In the document prepared on the Conservation area of Newton-in-Bowland by Ribble Valley Borough Council, this wall is indicated as a feature of historical importance by the way it demarks the road / historic track from the residential area.
- 3.5 The wall has 3 gates within it, 2 personnel gates and one main vehicular access. The vehicular gate is proposed to be the main access from the road for both "The Cottage" and the Proposed Dwelling, hence meaning the wall does not need to be altered. Of the other 2 smaller garden gates, the first one is located half way up the road, and the second is located at the far end of the wall, and is a tall gate with head stone, with an inscription reading 1913. The importance of this gate is unknown.

4 What historical data tells us about the site

- 4.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand.
- 4.2 To try to find out some further information on the property the census data from the 1851, 1861, 1871, 1881, 1891 was viewed, however not too much success, with not knowing who owned the property or the adjacent land, and the fact that the majority of Newton-In-Bowland village is listed as 'Newton Village', meant the search criteria available was too vague to find information out.

- 4.3 It has been possible to find quite detailed maps of the Newton area dating back to the 1850's. Below is a summary of what they show
- 4.4 1850 – 1851 – The plot of land has what appears to be 2 number buildings on the site with what appears to be independent gardens / field area. It is possible that association with the neighbouring property “The Cottage”, and its appearance of a coach house could explain this land use as horse stabling, or have some wooden out buildings for keeping other animals or feed. It is also a possibility that one of these buildings was used as a village convenience.
- 4.5 1894 – The boundary's associated with the two buildings identified in the 1850's are still present but the buildings have been demolished. There are clear identifiable boundaries between the road way and the property boundary, which are still present in the same (similar) location today.
- 4.6 1910 – The main outer boundary of the site has remained the same from 1894 however; the internal boundaries have altered, with the building of what appears to be another building on the site. It is possible that there was another house on the site, which was previously occupied by the Coach House owner (assuming the neighbouring property of “The Cottage” was used as a coach house), or it could be a small holding, with a large shippon, or animal shelter on the site. Again with having no visual evidence of what the building was used for assumptions have to be made.
- 4.7 1940 – The aerial photograph taken of Newton in the 1940's is not very clear however, you can see approximately where the main buildings are located. Where the building was on the 1910 map, there appears to be a grey haze on the photograph, maybe indicating that the building is in a dilapidated state. However, as the quality of this photograph is not great again assumptions are having to be made
- 4.8 1955 – Once again the site is appearing completely clear, with the land demarcated in a similar location to that which we wish to do with the proposed Bungalow.

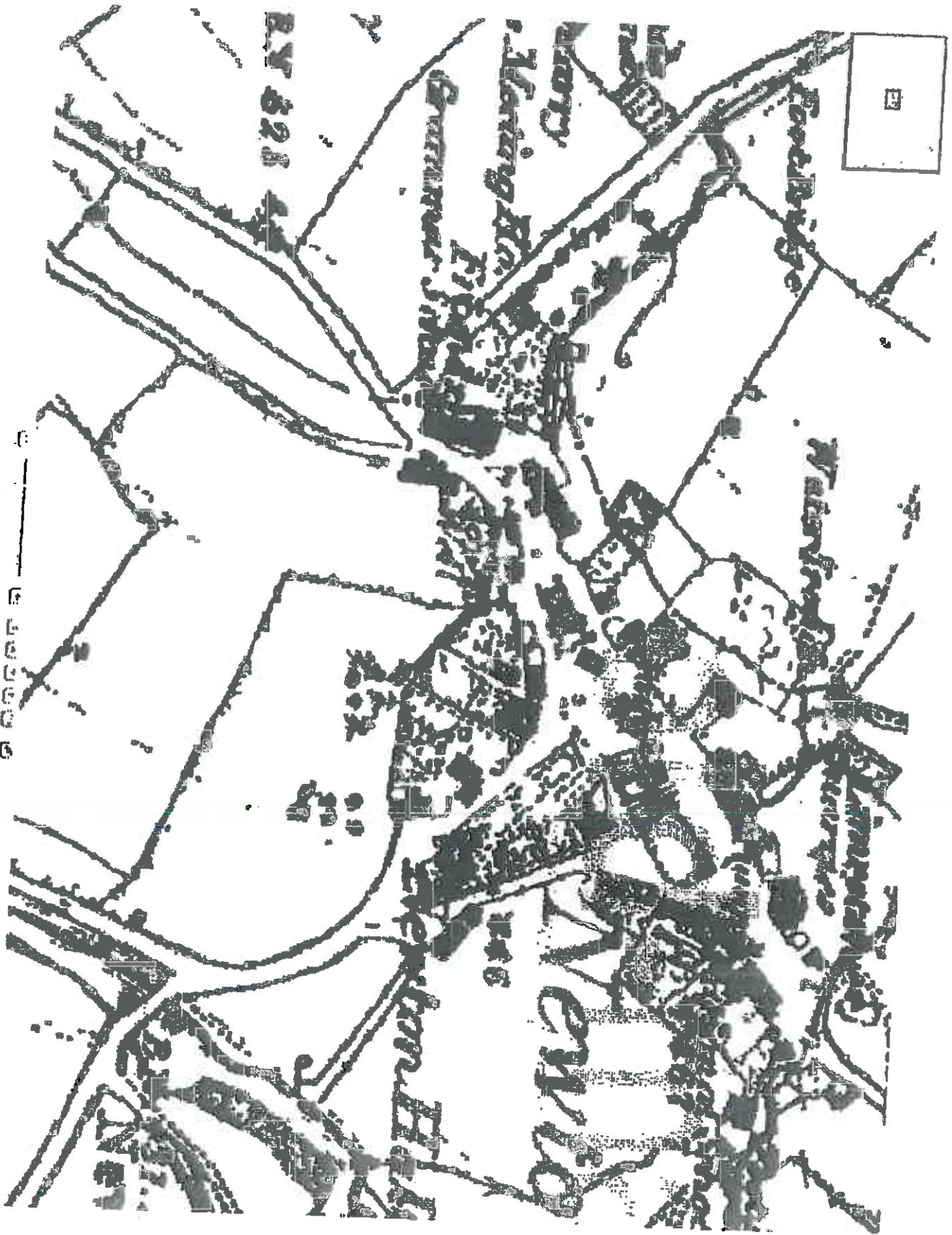
- 4.9 1960's - The aerial photograph is of a better quality than that taken in the 1940's and it is clearly distinguishable that there are some small structures on the site, these are likely to be either hen huts or green houses.
- 4.10 Today, - The site is completely clear, and there is no known evidence of any previous activities on the site.

5 Historical Appraisal of the Scheme

- 5.1 The heart of Newton Village is very much traditional, with the exception of a few modern extensions and barn conversions not much of the streetscape has not altered since the turn of the 20th century. However, on the fringes of the village there have been a number of more modern developments including Bright's Close estate and The Village Hall.
- 5.2 In terms of the proposal and its impact on the village setting, we shall be very careful as to not to touch the existing boundary wall when planning the site, as it is of such historical importance (as discussed above).
- 5.3 We shall ensure that the design of the dwelling will ensure that its appearance within the village setting is non-intrusive and that the property shall fit with the surrounds and compliment the area.

6 Appendix List

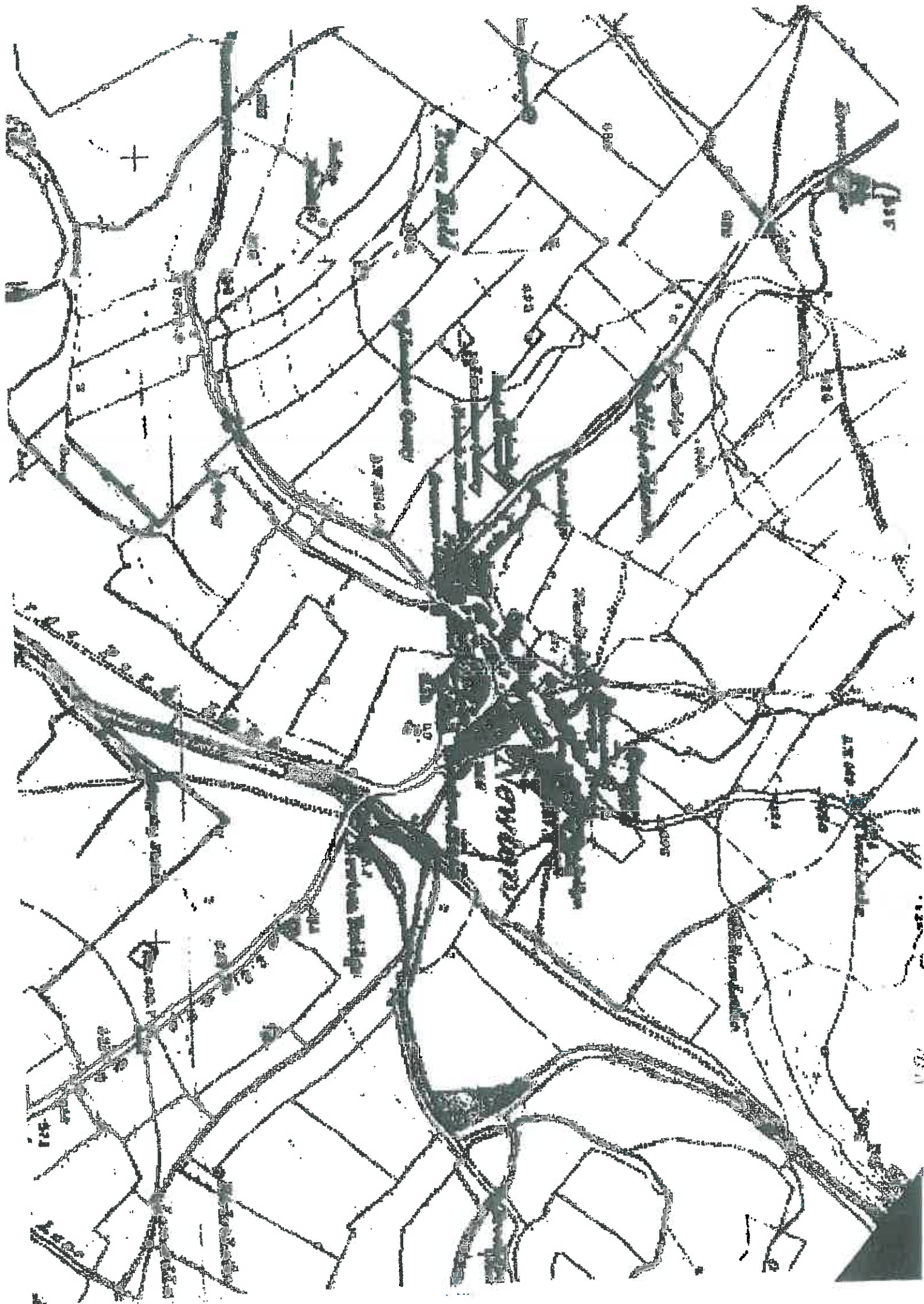
- 1) Map from 1850
- 2) Map from circa 1850
- 3) Map from 1851
- 4) Map from 1894
- 5) Map from 1910
- 6) Aerial Photograph from 1940's
- 7) Map from 1955
- 8) Aerial Photograph from 1960's
- 9) Map from today



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1850

Map 1850 (USA)



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NEW YORK

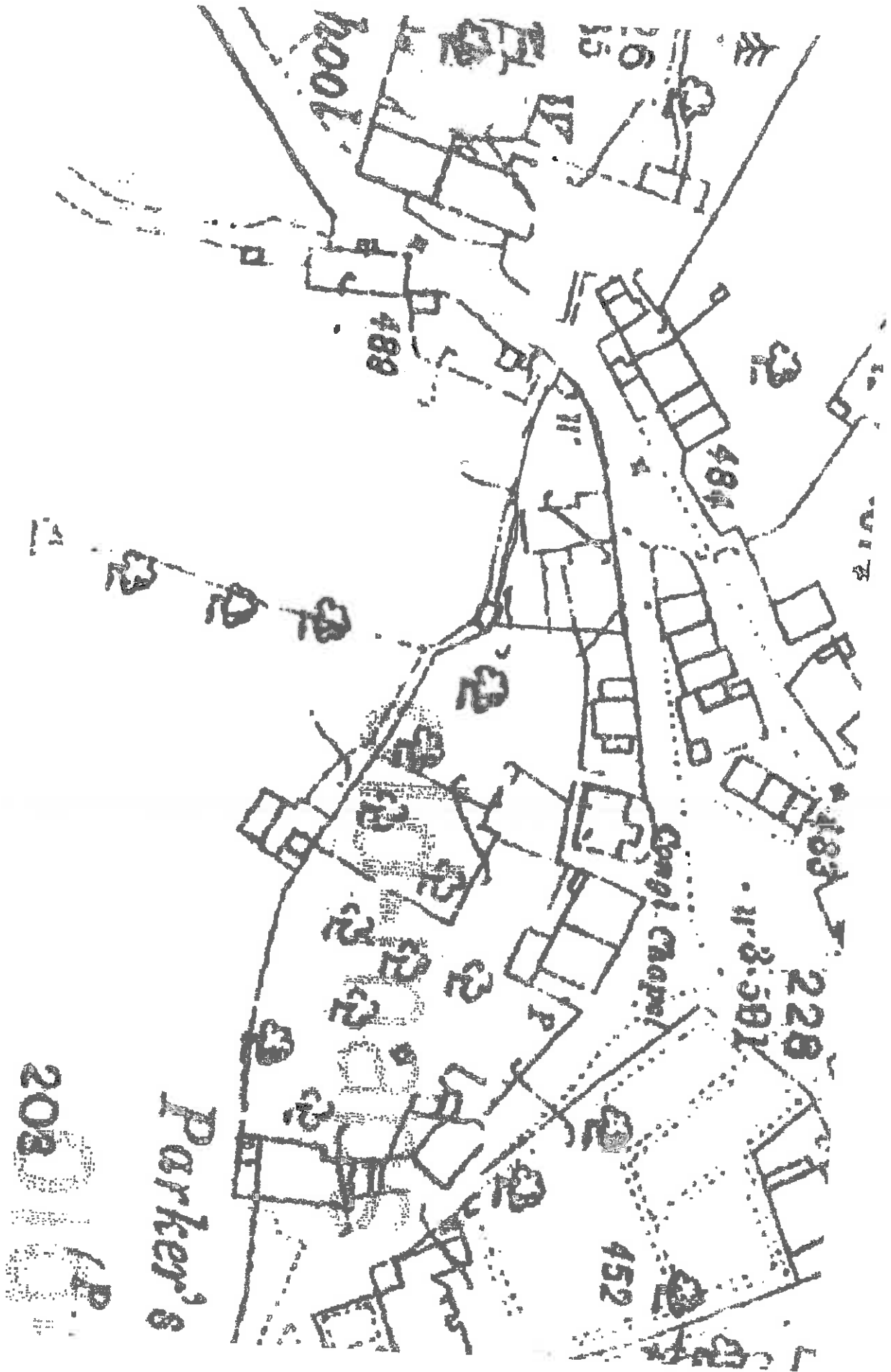
NEW YORK

New Bridge

NEW YORK

NEW YORK

11-27

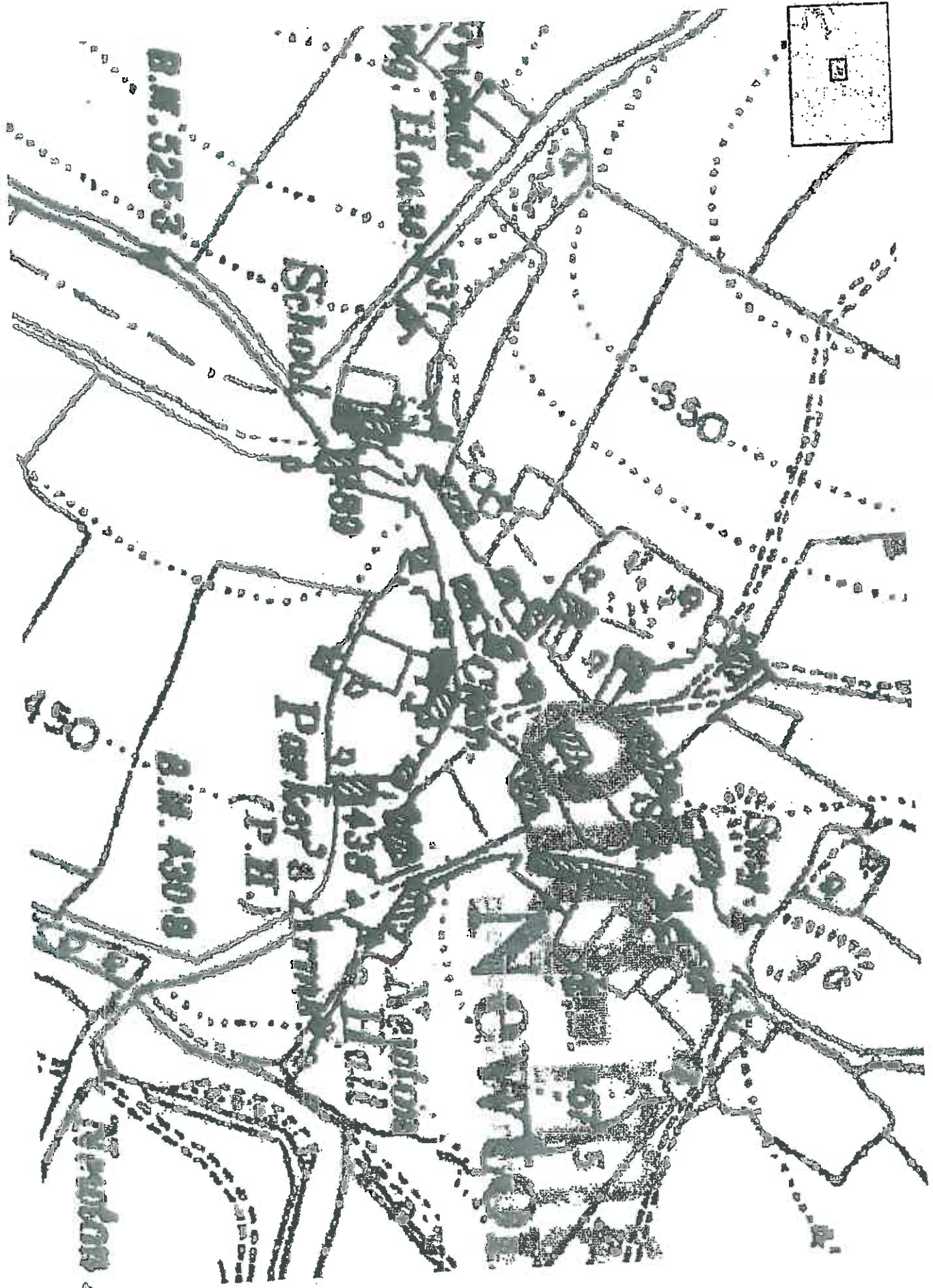


Parker's

Congl. Chapel

202 P.

Map-18914.



map 1910

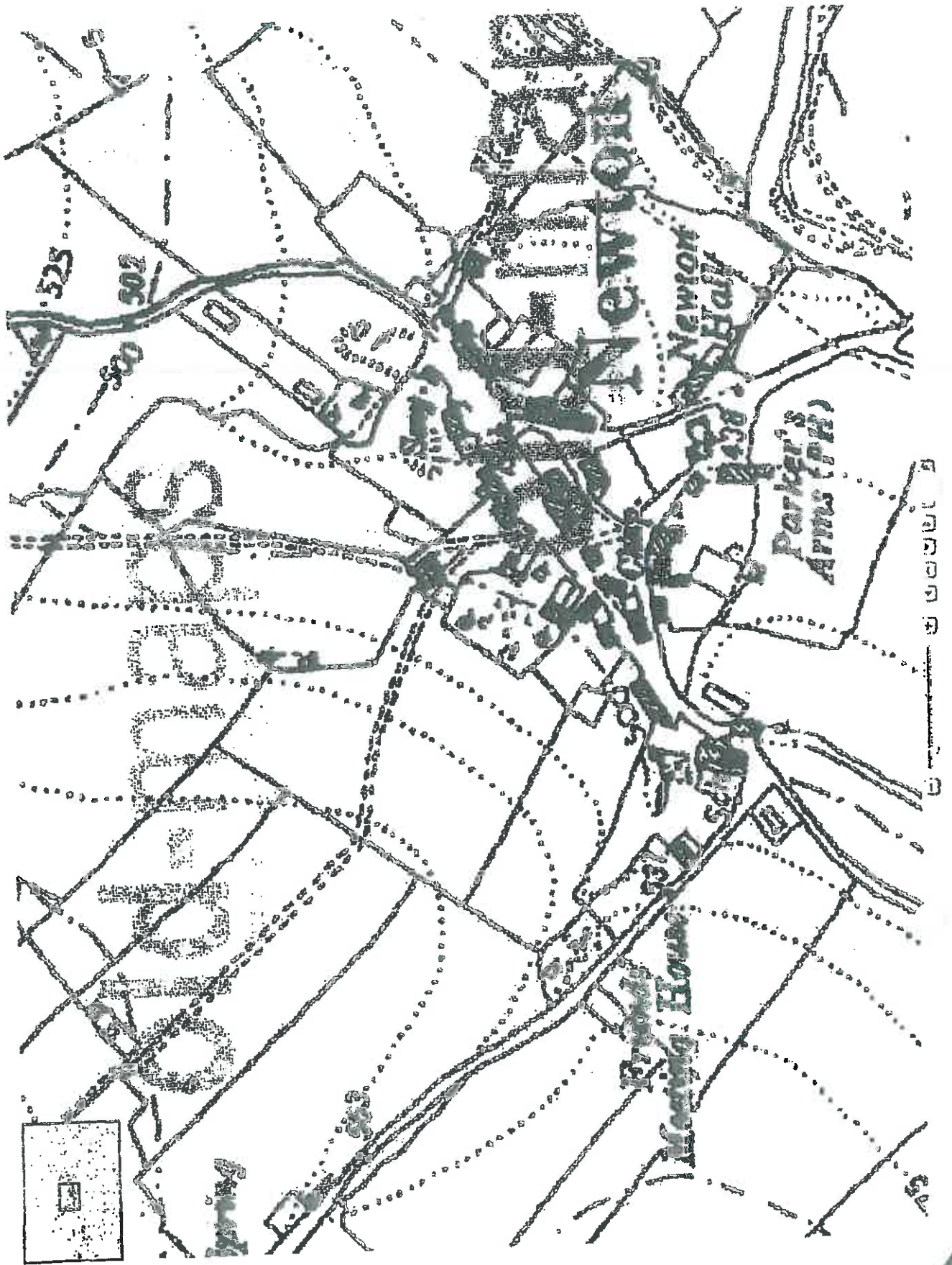


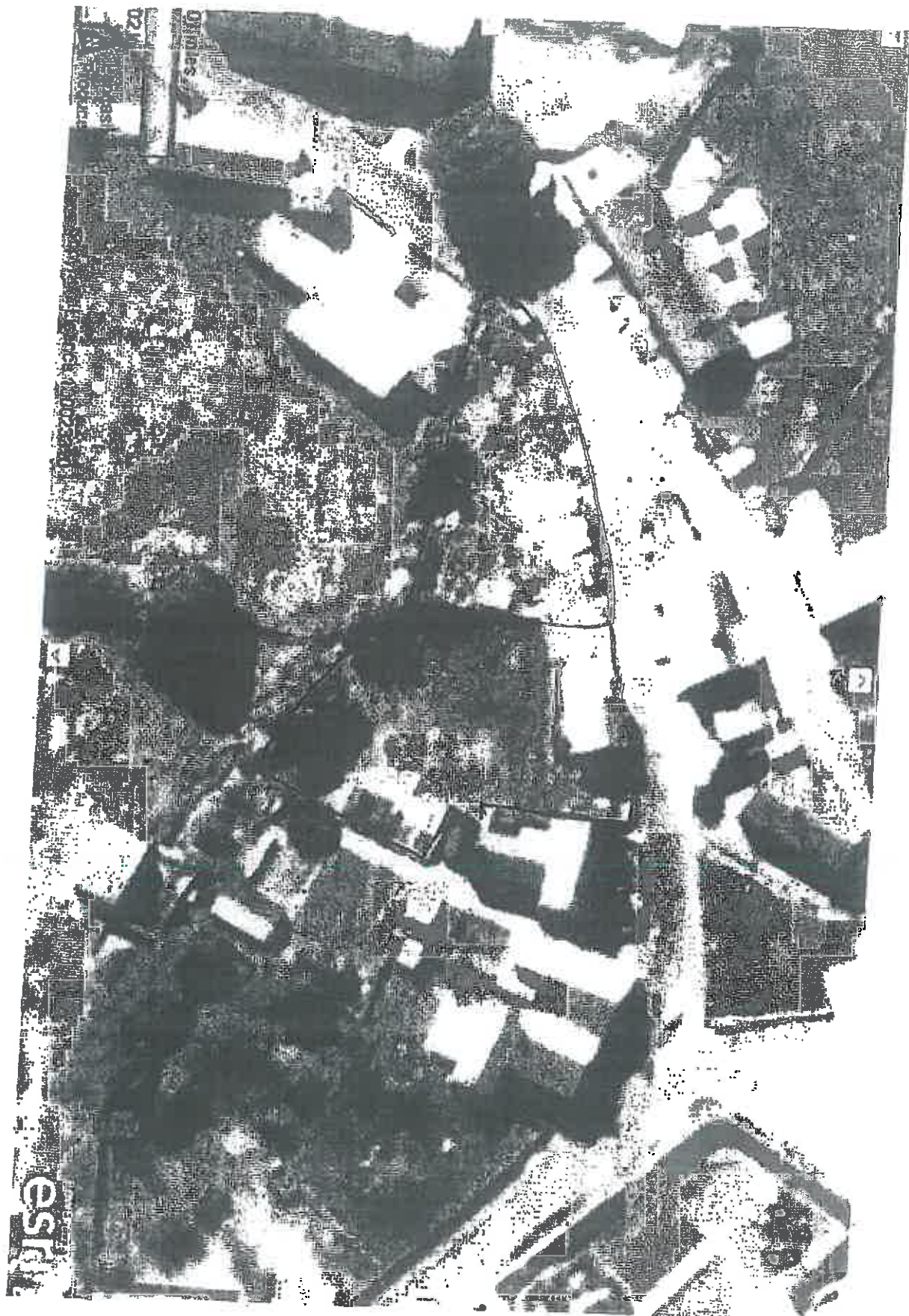
1940's

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Map 1955.

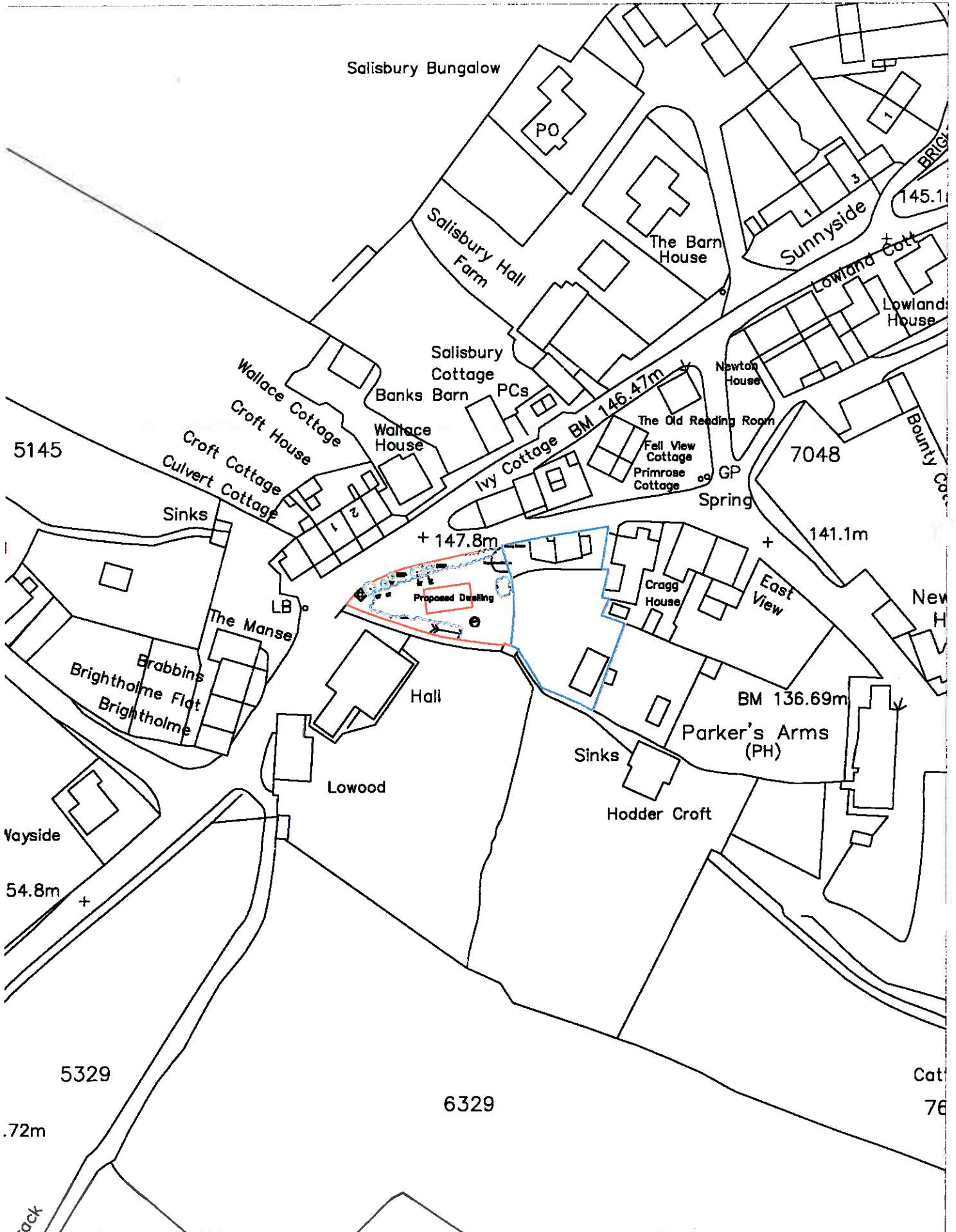




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Client
P RHODES

Description
SITE LOCATION PLAN

By
JT

No.
3095/200

Project
THE COTTAGE
NEW DWELLING

Scale
1:1250

Date
20/02/2015

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429987
Fax: 01200 429988

Planning Consent Statement

Outline application for a single new dwelling with all matters reserved except access
at

Land adjacent to the Village Hall, Main Street, Newton in Bowland, BB7 3DZ

It is evident that the site lies within the recognised residential area of Newton in Bowland as identified within the Adopted Core Strategy and the Development Plan. With reference to the reasons for refusal on the notice of decisions the objections relate to Key Statements DS1 and EN1, and policies DMG1, DMG2 and DMG4. Government advice contained in the National Planning Policy Framework (NPPF) is also of relevance; proposals for houses on land that is not specifically identified for that purpose in the Development Plan should also be considered against the policies. Residential development on sites not identified for that purpose in the Development Plan and Core Strategy, but which lie within the smaller settlements as defined on the proposals map, or are otherwise in a demonstrably sustainable location, will be permitted provided the proposed development is acceptable in sequential terms, is clearly within the capacity of existing and proposed infrastructure, and complies with other relevant policies of the Core Strategy, and thus this proposal should conform in principle.

The reasons set out above and attached for refusal relate to both the Conservation Area and the AONB. The primary purpose of an AONB designation is to conserve and enhance natural beauty. This purpose was reaffirmed in a 1991 policy statement on AONB's (Policy Statement 1991, CCP356). The statement also identifies subsidiary purposes which should be taken into account when pursuing the primary purpose. The subsidiary purposes are:

- **Socio-economic purpose:** "account should be taken of the needs of agriculture, forestry, other natural industries, and the economic/social needs of local communities".
- **Purpose to have regard to the principles of sustainable development:** "Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment".
- **Purpose to have regard to the needs of recreation:** "the demand for recreation should be met insofar as this is consistent with the conservation of natural beauty".

It is acknowledged that ministerial guidance allows for greater design control in Conservation Areas. At section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the entire basis of additional planning controls to control development proposals in conservation areas is expressed as "*...with respect to any buildings or other land within a conservation area ... special attention shall be made to the desirability of preserving or enhancing the character or appearance of that area.*" This statement is far too general and imprecise, has given rise to considerable litigation, and appears to have been used to make subjective judgements in this case.

In the Court of Appeal case, *Bath Society v S.O.S. and Another (06/02/1991)*, it was stated that if it was proven that "preservation" or "enhancement" occurred, then the development should be allowed.

In this case as the application is merely outline planning then the case of the design not to be preserving or enhancing the area cannot be assumed. Preservation and enhancement in planning terms means, that no harm results and improvement is not required. Similarly, with the terms "character or appearance", any enhancement of the conservation area must result in a favourable design being taken. It shall be taken for granted that the design of the proposed dwelling shall be of high quality

design and all such design decisions shall be made in due course to ensure that the land available is utilised to its full potential whilst not harming the street scene of Newton. The design shall be sympathetic to the surrounding and the rural character of the Village.

The NPPF requires all applications to be thoroughly reviewed in the light of sustainability objectives, particularly having regard to the availability of previously developed sites and the criteria set out in the Statement. There may equally be changes of circumstance since the site is clearly within the settlement limits and this is in accordance with policies concerning density, affordable housing and amenity space requirements or in relation to physical feasibility or through alternative proposals coming forward.

The NPPF identifies that delivering sustainable developments means:

- **Planning for Prosperity** (an economic role): use the planning system to build a responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provisions of infrastructure
- **Planning for People** (a social role): use the planning systems to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the communities needs and supports its health and well-being; and
- **Planning for Places** (an environmental role): use the planning system to protect and enhance our built and historic environment, to use natural resources prudently and to mitigate and adapt the climate change, including moving to a low-carbon economy.

The Government is committed to ensuring that the planning system does all it can to support a sustainable economic growth. A positive planning system is essential because, without growth, a sustainable future cannot be achieved. Planning must operate to encourage growth and not act as an impediment. At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision making. Local planning authorities must plan positively for new development, and approve all individual development proposals wherever possible.

Due to the new Government's stance of having excluded garden land from "**previously developed land**" local authorities have adopted a negative stance that no development can therefore be built on residential curtilages or garden land. However, if closer scrutinised the advice relates to "**town cramming**" i.e. the overdevelopment of land. This relates to situations where developers have attempted to 'cram' flat, apartment and similar development onto garden land. This in many instances would result in inadequate amenity space for both the existing and proposed development. With regards to the proposed development in a settlement, this would not be applicable.

Despite the recession and the recent downturn of land and building demand, fundamental concerns about the supply of land to meet housing targets are still ongoing. In this case for the proposed dwelling, development to augment village life may be regarded as appropriate, and there are clear, definable benefits to such development. The proposal creates a new home without the need for increase infrastructure provisions; provides better utilisation of the land. This proposed development on an infill plot may add to the housing stock in ways that are sustainable.

The site is infill and can be seen to round off the existing development within a residential area. Development cannot be refused where there are no specific policy reasons for refusal where, with sustainable conditions, any objections can be overcome. To this end, that local council must avoid the inefficient use of land as in this refusal.

Given that AJH Associates has considered the planning policy guidance and the development is for Outline Planning Permission only; we see there is no real, justified reason for refusal.

I trust that the above is satisfactory and should you require any further information please do not hesitate to contact us.

Yours sincerely

Jessica Townson MRICS
AJH Associates
Enc.

