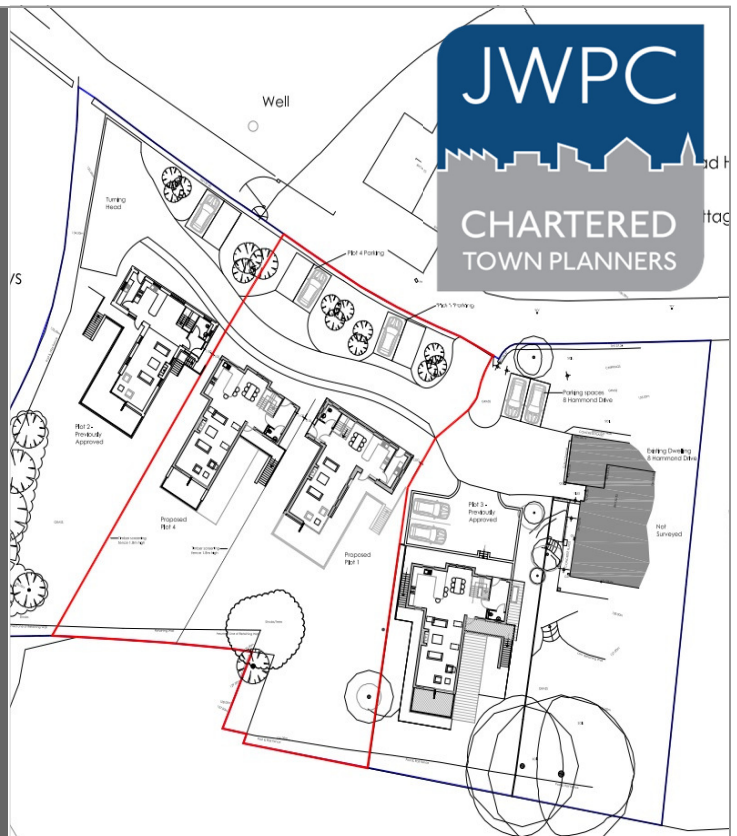


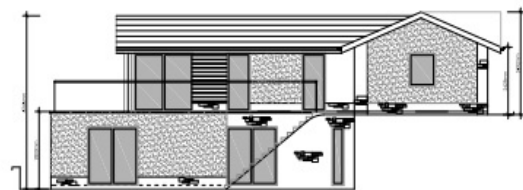
Land at 8 Hammond Drive, Read

Erection of 2 no. Detached Dwellings

Client:
Mr Michael Harrison



North East Elevation
1:100 Scale



South East Elevation
1:100 Scale

Planning,

Design &

Access

Statement

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1. Introduction

- 1.1 This Planning, Design and Access Statement is intended to support a full planning application for the establishment of two new dwellings to the residential curtilage of Swiss Cottage, 8 Hammond Drive, Read. It follows two planning permissions granted in 2013 and 2015 which cumulatively allow for the erection of 3 no. dwellings within the site. Through the current proposal, an amendment is sought to the position of one of the dwellings previously approved under LPA Ref: 3/2013/0513, as well as the establishment of a fourth new dwelling between Plots 1 and 2.
- 1.2 The following Chapters provide a review of the local setting, planning history and design principles to justify the proposal in context of the Development Plan for the Ribble Valley Borough and the National Planning Policy Framework (NPPF). In addition to the statutorily required application forms, certificates and site location plan, this Statement should be considered alongside the:
- Existing and Proposed Plans prepared by Sunderland Peacock Associates Ltd;
 - Materials Sheet by Sunderland Peacock Associates; and
 - Arboricultural Survey by Iain Tavendale.
- 1.3 Bearing in mind the Local Planning Authority's (LPA) duty to work proactively with applicants under Paragraph 187 of the NPPF, it is requested that the Agents (JWPC) are contacted in the first instance, should any further information be required to enable a positive assessment.

2. Site Characteristics

- 2.1 The planning application site forms part of the existing residential curtilage of Swiss Cottage, 8 Hammond Drive, within the village of Read. Read and its neighbouring village Simonstone together have a population of approximately 2,573 (source: UK Census 2011) and constitute one of the larger settlements within the Ribble Valley Borough.
- 2.2 The settlement is well served by local convenience facilities and amenities, which in addition to opportunities for shopping include a post office and chemist, local library and a primary school, all located along Whalley Road (A671). Frequent bus services are available from Whalley Road, connecting the village with Burnley, Padiham, Whalley, Clitheroe and Blackburn. The nearest railway station is located in Whalley, providing further links to Manchester.
- 2.3 Swiss Cottage is accessed a short 800m walk to the north of the A671 via Whins Lane and George Lane. The planning application site forms part of the curtilage of the last in a row of eight properties to the south of Hammond Drive. Properties along Hammond Drive and the neighbouring streets tend to be detached and of a mixed appearance and character.
- 2.4 To the south of Hammond Drive is an area of agricultural land known as Hammond Ground, which slopes steeply downwards towards Whalley Road. This large open area is visible to the rear of the application site, although the view is partially obscured by tree coverage. Due to the steep topography of the land, stunning views are currently available from the planning application site over Hammond Ground and beyond.

Planning History

- 2.5 Full planning consent was granted in October 2013 through Application Ref: 3/2013/0513 for the erection of 2 no. detached dwellings to the curtilage of Swiss Cottage. The permission was followed by the grant of consent for a third new dwelling in February 2015 under Application Ref: 3/2014/0751.
- 2.6 The Delegated Reports prepared for both applications reveal that the LPA assessed the developments positively as forming part of a sustainable location that is well related to the (now outdated) settlement boundary for Read, which is set through the Ribble Valley Districtwide Local Plan Proposals Map. Moreover, the planning application site was considered to promote sustainable communities by virtue of its proximity to a range of local services and links to public transport.

2.7 The proposals were deemed acceptable in terms of design, which utilised the steep topography of the land and were considered to promote a good appearance and high standards of amenity. The access point from Hammond Drive was also positively assessed for use by additional vehicles, having received no objections from the highways authority.

3. Design and Access

Use and Amount

- 3.1 Full planning consent is sought for 2 no. Use Class C3 detached dwellings to part of the existing curtilage of Swiss Cottage, 8 Hammond Drive, Read. The application involves the re-positioning of one of the dwellings which already benefits from extant planning consent under LPA Ref: 3/2013/0513, together with the establishment of a fourth, new dwelling within the site. Taking into account the dwellings which already benefit extant consent, there would be a net increase of one dwelling.

Layout

- 3.2 The proposed site layout amends the position of the previously approved Plot 1, so that the built footprint is set further to the south-east and adjacent to the boundary with Plot 3 (which benefits from extant consent under LPA Ref: 3/2014/0751). The amendments create space for a new dwelling (Plot 4) between Plots 1 and 2, the latter of which also benefits from extant consent through LPA Ref: 3/2013/0513. A new parking area for two vehicles will be created to the north of Plot 4.
- 3.3 No alterations will be made to internal layout of Plot 1, although an external stairway to the north-west of the building will be removed, which through Permission Ref: 3/2014/0751 provided access to rear garden. Access to the rear garden will still be available to the south-east.
- 3.4 The new proposed dwelling maintains a similar built footprint to the buildings previously approved on the site and the design responds to its setting and topography. It is proposed that the dwelling will feature split-level accommodation, which is largely inverted from the traditional form (i.e. the dwelling will have three bedrooms at lower ground level with the main living accommodation above at the ground floor). The main living accommodation includes a balcony to the rear, which enables excellent views to the south.
- 3.5 Openings to the new dwelling have been carefully positioned to avoid losses to neighbour amenity. The balcony associated with Plot 4 benefits from two 1.8m-high cedar-clad screens to prevent overlooking into neighbouring gardens.

Scale

- 3.6 Plot 1 will provide a net internal floor area of 209m² across two storeys. From the north, the building will have a ridge height of 3.7m and from the south, the ridge height is 6.2m.
- 3.7 Plot 4 will provide a net internal floor area of 222m², with a ridge height of 3.7m from the north and 6.3m from the south.

Landscaping

- 3.8 Landscaping will be required so that the dwellings respect the existing topography, which falls steeply to the south. Additionally, in order to create the designated parking spaces, an element of landscaping will be needed towards the northern boundary. A number of trees will need to be felled within the site, which is further considered within the Arboricultural Impact Assessment.
- 3.9 A 1.8m-high close-boarded timber fence will provide screening at lower ground floor level, between the curtilage of the proposed dwellings.

Appearance

- 3.10 The proposed dwellings are intended to feature a similar appearance to those previously approved by Ribble Valley Borough Council under Permission Refs: 3/2013/0513 and 3/2014/0751. A Materials Sheet has been submitted alongside the planning application documents which provides details and images of the specific materials that will be used, together with examples of similar arrangements.

Access

- 3.11 It is proposed that access will continue to be made via Hammond Drive, which currently serves Swiss Cottage. The plots will provide at least two car parking spaces per dwelling.

4. Planning Policy

- 4.1 Under the 2004 Planning and Compulsory Purchase Act, planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Read consists of the adopted Ribble Valley Core Strategy which, in addition to strategic policies, includes a number of Development Management policies. The Council has yet to consult on a Site Allocations DPD but it is acknowledged that the Proposals Map from the 1998 Local Plan is no longer up to date. Relevant national planning policy is contained within the National Planning Policy Framework.

Ribble Valley Core Strategy

- 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, it states that development will be focused towards the Tier 1 Villages, which are the most sustainable of 32 defined settlements in the Ribble Valley. These include Read and Simonstone.
- 4.3 The accompanying table at 4.12 of the Core Strategy sets minimum targets for new dwellings within the Borough's settlements. For Read and Simonstone, this sets a minimum target for the delivery of 45 new homes over the plan period. Taking into account commitments up to March 2014 (which includes the dwellings approved under Permission Ref: 3/2013/0513), the Council fell short of this minimum target by 18 units at this time. Utilising the latest Housing Land Availability Schedule from October 2015, this target has been increased to 19 units.
- 4.4 Through Key Statement DS2, the Council commits itself to carrying forward a positive approach towards development which reflects the 'presumption in favour of sustainable development' contained within the NPPF. It states that planning applications that accord with the policies of the Development Plan will be approved without delay.
- 4.5 Key Statement H1 sets out the housing provision target over the plan period (2008 to 2028) of 5,600 dwellings at an annual average of '280 dwellings per year'. This reflects the evidence contained within the Housing Requirement Update by Nathaniel Lichfield and Partners which expressed concern that a failure to deliver the homes needed within the Borough could prejudice the economic development of the Ribble Valley.

4.6 Policy DMG1 requires all developments to meet a number of criteria including (inter alia):

- Have a high standard of design;
- Be sympathetic to existing and proposed land uses;
- Be 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;
- Show consideration of the layout, density and relationship between buildings.

4.7 Policy DMG2 states that development proposals within Tier 1 Settlements such as Read and Simonstone should consolidate, expand and 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. Within the Open Countryside, development is required to be in keeping with the character of the landscape and to acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.

4.8 Policies DME1 and DME2 accord material weight to the impact of development on important trees. Applicants are expected to consider this impact through good design and the submission of an arboricultural survey.

Ribble Valley Districtwide Local Plan

4.9 The Ribble Valley Districtwide Local Plan was adopted in 1998 and under the Proposals Map, shows the site lying outside of the Settlement Boundary for Read and Simonstone, within the Open Countryside. However, since the publication of the NPPF in 2012, Ribble Valley Borough Council have recognised that the settlement boundaries are no longer relevant policies with which to constrain development in established settlements.

National Planning Policy Framework (NPPF)

4.10 The 'Golden Thread' running through the NPPF is one of a presumption in favour of sustainable development which should be adopted in the plan-making and decision-taking processes. For 'decision-taking' this means the following:

- Approving developments that accord with the Development Plan;
- Where the development plan is absent, silent or relevant policies are out of date, grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

4.11 The NPPF includes a list of 12 core land-use planning principles that will underpin plan-making and decision-taking. Amongst others it includes the following:

- Planning should not simply be about scrutiny but *‘instead be a creative exercise in finding ways to enhance and improve places’*;
- Proactively drive and support sustainable economic development to deliver homes, business and industrial units... and thriving local places that the country needs. Plans should take account of market signals and take account of the needs of the residential and business communities;
- Seek high-quality design;
- Consider the different roles and characters of areas, including promoting vitality of our main urban areas; and
- Manage growth to make the best use of public transport and other non-car modes.

4.11 The document makes it abundantly clear that the Government ‘is committed to ensuring that the planning system does everything it can to support sustainable economic growth’. It also states that ‘significant weight should be placed on the need to support economic growth through the planning system’ (Para 18).

4.12 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.

4.13 In meeting housing requirements, the NPPF states at Paragraph 55 that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality

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

of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

- 4.14 Under Paragraph 56, the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

5. Planning Considerations

- 5.1 The planning application seeks full consent for 2 no. detached dwellings, involving the repositioning of one unit previously granted consent under Permission Ref: 3/2013/0513 and the creation of a new unit centrally located between Plots 1 and 2. Plots 2 and 3, permitted under Refs: 3/2013/0513 and 3/2014/0751 respectively, will not be affected by the latest proposal. Taking into account the dwellings which already benefit from extant consent, the proposal involves a net increase of one unit.
- 5.2 This Chapter will consider how the application proposal complies with the Development Plan and the NPPF, outlined above. The pertinent material considerations are focused towards the principle of development, design and amenity, arboricultural impacts, highways and parking. These matters are discussed in turn below.

Principle of Development

- 5.3 In recognising the good local provision of services and public transport, Core Strategy Policy DS1 identifies Read and Simonstone as a Tier 1 Settlement. Together with the principal settlements and the strategic site at Standen, Read and Simonstone are expected to accommodate new housing growth. The settlement is considered a sustainable location for development, which can provide access to public transport and a range of important local services.
- 5.4 The application site abuts residential curtilages to both the east and west, forming part of the string of homes along Hammond Drive. Whilst the site falls just beyond the Settlement Boundary for Read as defined through the Local Plan Proposals Map, the LPA has recognised these as no longer relevant for the constraining development. Since the application site is well related to the urban area and consequently promotes sustainable rural communities, the principle of development must be supported in light of Core Strategy Policy DMG2 and Paragraph 55 of the NPPF.
- 5.5 The appropriateness of the land at 8 Hammond Drive for new development has been recognised twice by the LPA in the determination of Application Refs: 3/2013/0513 and 3/2014/0751. The most recent of these applications was permitted shortly after the adoption of the Core Strategy and the policy background has not changed significantly since February 2015 to justify a change in approach towards the principle of development. These previous decisions represent an important material consideration in favour of the current application.

- 5.6 The current application has also been considered in light of the minimum targets for the delivery of 19 homes within Read and Simonstone over the plan period. It is anticipated that consent will soon be granted for 15 no. dwellings at Worthills Farm, Read, following the decision of the Planning Committee to 'defer and delegate' an outline application in February 2016. The LPA will therefore continue to fall short of their minimum target for housing delivery by 4 no. units within Read and Simonstone. Since the latest figures contained within the Housing Land Availability Schedule (October 2015) include the 3 no. units with extant consent at 8 Hammond Drive, the current proposal, which involves a net gain of one unit, will further contribute towards this minimum provision.

Design and Amenity

- 5.7 The repositioning of the previously approved dwelling at Plot 1 has been achieved to create the establishment of Plot 4, with only limited alterations to the layout and the removal of an external stairway to the garden. Whilst it has been necessary to site the dwelling slightly closer to the shared boundary with Plot 3, the impact of the dwelling on neighbour amenity would be no greater than development which currently benefits from extant consent. The future occupants of Plot 3 will continue to enjoy a good quality of outlook and the single-storey nature of the 'ground floor' element of Plot 1 will avoid any sense of overbearingness.
- 5.8 The new dwelling at Plot 4 will provide split-level accommodation over a ground floor and lower ground floor, maintaining a similar scale and complementing the appearance of neighbouring developments. Openings are strategically positioned to promote views north and south of the dwelling and, moreover, reduce potential for the overlooking of adjacent homes. The dwellings will appear comfortable in this particular rural setting and the design promotes a good standard of amenity for existing and future occupants. The size, density and layout is therefore consistent with Policy DMG1 of the Core Strategy and Chapter 7 of the NPPF.

Arboricultural Impacts

- 5.9 The planning application has been submitted alongside an Arboricultural Assessment by Iain Tavendale. As a result of the proposal, it will be necessary to fell a number of trees. However, the appropriateness of felling the majority of these is established through Permission Ref: 3/2013/0513, to which no objections were originally received.

- 5.10 Additional trees proposed for removal are not considered within the Arboricultural Survey to be of a particularly high retention value and their loss would not consequently impact on local amenity. The application is therefore consistent with Core Strategy Policies DME1 and DME2.

Highways and Parking

- 5.11 The currently application does not propose any further alterations to the access from Hammond Drive. Use of the access point has twice previously been considered appropriate for additional vehicular use under Permission Refs: 3/2013/0513 and 3/2014/0751 and no objections were raised by the highways authority in the determination of either of these applications.
- 5.12 Additional areas of hardstanding will be created to the north of each dwelling to enable parking for 2 no. off-street spaces per dwelling. Future occupants will have use of the turning head to the north-west of the site, which is established through Permission Ref: 3/2013/0513. Highways and parking matters are consequently acceptable in light of the requirements set under Core Strategy Policy DMG1 and the development should be supported.

6. Summary and Conclusions

- 6.1 This Statement has been prepared in support of a full planning application for the erection of 2 no. dwellings to the curtilage of Swiss Cottage, 8 Hammond Drive, Read. The proposal involves the re-siting of a dwelling that was previously approved under Permission Ref: 3/2013/0513, to allow for the erection of a fourth dwelling, between Plots 1 and 2.
- 6.2 Planning permissions granted for the erection of 3 no. new dwellings within the site under Refs: 3/2013/0513 and 3/2014/0751 represent important material considerations in establishing the principle of development. In both instances, the LPA has recognised the site as well-related to existing services in Read and Simonstone, which is acknowledged as a Tier 1 Settlement under Policy DS1 of the Core Strategy. The net addition of a single dwelling will also contribute towards the Council's minimum target for the delivery of homes within the village over the current plan period.
- 6.3 The proposed design is intended to suit the topography of the land, which slopes steeply southwards within the site. The scale, layout and appearance characterises the other recently approved dwellings at Plots 1 - 3, which received support from the Council and should again be assessed positively against Development Plan criteria. Through the careful positioning of the buildings and openings, the design also ensures that all current and future occupants will maintain an excellent level of private amenity and sense of spaciousness.
- 6.4 Whilst it is necessary to fell a number of trees to accommodate the development, the majority of these would be removed through the implementation of Permission Ref: 3/2013/0513. It is noted that no objection was previously raised by the LPA in the determination of this application. Moreover, none of the trees are considered within the submitted Arboricultural Survey to be of significant retention value.
- 6.5 Access will continue to be made via the existing connection with Hammond Drive, which was previously considered appropriate for additional vehicular use in the determination of Permission Refs: 3/2013/0513 and 3/2014/0751. The proposed dwellings will benefit from 2 no. private parking spaces each and occupants will have use of the turning head established through Permission Ref: 3/2013/0513.

- 6.6 On the above basis, the proposed development is worthy of a positive assessment against the Development Plan for the Ribble Valley and the NPPF.

JWPC Ltd

March 2016