



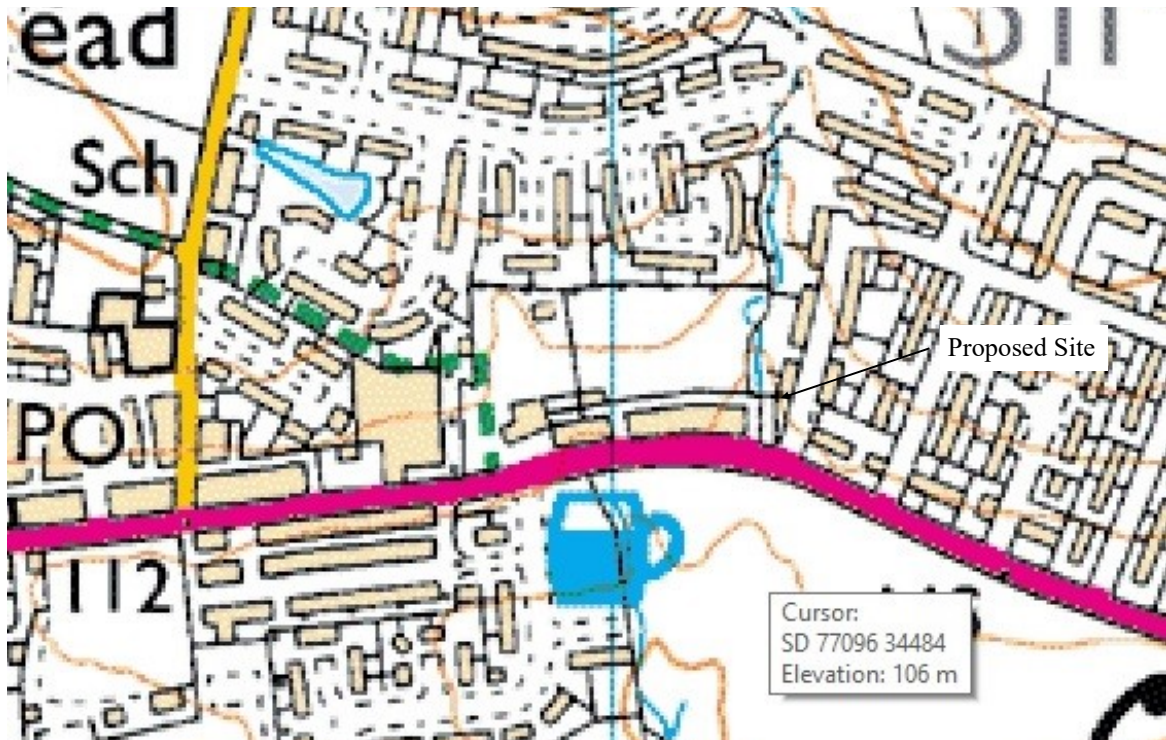
Geoff Hook,
Stonehaven,
Jinny Lane,
Roughlee,
Burnley
BB12 9LL



**Design and Access Statement in
Support of
a
Planning Application
for a
Proposed Dwelling
on
Land Adjacent
to
2, Harewood Ave., Simonstone
for
Mr. & Mrs. M. Langley**

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Location Plan

Proposed Construction of One Dwelling on Land Adjacent to No 2, Harewood Ave., Simonstone. BB12 7JB

1. 0 Introduction

This Statement is intended to accompany and support an application for planning application submitted by Mr Geoff Hook on land adjacent to No 2, Harewood Av., Simonstone on behalf of Mr. & Mrs M. Langley of No 31, River Drive Padiham, BB12 8SE. The intended planning application is for one detached dwelling. This application statement is intended to satisfy the Planning and Compulsory Purchase Act 2004 (Section 42) which requires a Design and Access Statement to be submitted with a planning application of this type

In addition to the forms, and plans, the application will be supported by a Planning, Design and Access Statement.

Context

The subject site is situated off Harewood Ave., Simonstone, to the east of the site are the front gardens of Littleholme and Beacon Holm, detached houses on Harewood Avenue, to the south lies a section of land upon which a garage/store has been erected, to the west lies the rear street of a terraced row fronting Whalley Road, to the north is No 2 Harewood Ave.



View looking west over the site

2 Site Characteristics and History

The proposed development site is within the settlement of Simonstone, is within the urban boundary and is within district of Read and Simonstone ward of the Ribble Valley. The area of the plot is some 240 sq m.

Bus stops are located along Whalley Road, Simonstone at the Stork Hotel some 0.07 miles away. The bus service connects to Burnley Bus Station which is a hub for routes into Manchester, Leeds etc

Post Office is some .10 miles away.

Hapton Train Station is 2.2 miles away.

St, Johns Primary School is 0.25 miles away and Shuttleworth College is 2.14 miles away.

Read & Simonstone Pharmacy is 0.27 miles away.

Read Library is 0.2 miles away.

Shops, Doctors, and Dentists are all within 2 miles from the site.



View looking west over Harewood Ave.

3 Application Proposals

The application proposal is in full and would be to construct one new dwelling of a similar design and constructed from materials which will be in keeping with surrounding houses.

The dwelling will comprise of a lounge kitchen/dining and garage at ground floor level, with an external patio area to the rear. At first floor level there are four bedrooms one en-suite and a family bathroom. Externally three car parking spaces will be provided, one within the garage.

Plans depicting the layout and site access have been included ref:-

Location Plan 2014/42/1,
Existing Site Plan 2014/42/2
Proposed Site Plan 2014/42/3B
Proposed Plans 2014/41/4
Proposed Elevations

The dwelling will be some 72sq m area at ground floor and 69 sq m at first floor totaling an internal floor area of 141 sq. m. The height of the proposed dwelling will be 7.7m to the ridge and the eaves will be 5.1m.

Materials will be as stated on the submitted plans.



View looking toward the adjacent, No 2 Harewood, Avenue

Access and Parking

Access to the site is off Harewood Ave, Simonstone

Parking facilities are provided within the curtilage of the site for the dwelling to Lancashire County standards.

4 Crime Prevention

4.1 The Council's Supplementary Planning Guidance "Crime Reduction Through Environmental Design" has also been taken into account. A key factor is that the site is currently open to the access road and the surrounding dwellings offer considerable potential for surveillance. Its development will reduce the opportunity for crime. Windows, doors and locks will all be designed to meet "Secured by Design" standards.



View over the site depicting garage/store over adjacent land

5 Climate Change

5.1 The design fully responds to the most recent Government guidance in NPPF. By building to the Eco Homes Standard the design responds to the need for development to be sustainable..



View looking north up Harewood Ave.



View looking south down Harewood Ave.

6.0 Planning Policy

The presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking. If a development is sustainable and in line with the local plan, it should be approved without delay. If local plans are absent, silent or out of date, developments must be approved, unless they are on otherwise protected land. Primacy of the local plan. Applications must be determined in accordance with the local development plan (P11), which must “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” (P15). “Development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise” (P12). The default answer is a qualified ‘yes’. The NPPF has dropped its blunt insistence that decision-takers at every level should assume that the default answer to development proposals is “yes”. But the final NPPF still repeats the mantra that planning permission “must be granted” in cases where “a plan is absent, silent or relevant policies are out of date”, unless the “adverse impacts of doing so would significantly and demonstrably outweigh the benefits” (P14). The NPPF now makes it explicitly clear that the presumption in favour of sustainable development cannot override designations and policies that otherwise restrict development. As examples of these restrictions, the NPPF cites sites protected under the Birds and Habitats Directives, SSSIs, Green Belt, Local Green Space, AONBs, Heritage Coast, National Parks, the Broads Authority, designated heritage assets, and locations at risk of flooding or coastal erosion. It does not cite local landscape and wildlife designations, or unprotected countryside

7 Summary and Conclusions

This full planning application seeks to secure planning permission to develop the site in accordance with the Local Plan

Its construction within the development plan is encouraged in principle by development policies.

The proposals would :-

1. would not detract from the vernacular architecture of the area
2. would produce a buildings in character with the surrounds.
3. materials will be sympathetic to the existing.

There will be minimum impact on neighbouring properties due to the location of the site.

Ribble Valley Council is in a position of housing undersupply and therefore my clients are putting this site forward as it is in a sustainable location with all services at hand, the access to the site is suitable and will not burden any local resources. In this context, this planning application is entirely compliant with the development plan and unless any other material planning considerations lead to a contrary decision, the pre-application should be looked on favourably on these grounds.

8 Appendix

Pre-Application Advice given to the present owner of No 2, Harewood Ave., Simonstone.

RIBBLE VALLEY BOROUGH COUNCIL

Dear Mr Dalby
 Council Offices
 Church Walk
 CLITHEROE
 Lancashire BB72RA
 Switchboard: 01200 425111
 Fax: 01200 414487
 OX: Clitheroe 15157

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PRE-APPLICATION ADVICE RELATING TO PROPOSED NEW DWELLING ON LAND TO THE SOUTH OF 2 HAREWOOD AVENUE. SIMONSTONE.

I am writing in response to your request for pre-application advice in respect of the above-named proposal. In short, you wish to enquire whether the principle of erecting one new dwelling on land in the ownership of 2 Harewood Avenue is acceptable. At this stage only a site plan together with a rough sketch plan and photos of the site have been submitted for consideration. As no detailed plans of the proposed landscaping, materials, siting and parking have been submitted I am only able to comment on the general principle of development as well as any other material considerations that should be considered if you wish to submit an application. An unaccompanied site visit was made on the 17th of September 2014.

Principle of Development

The Council is progressing from the Districtwide Local Plan (DWLP) to the Core Strategy, which is currently out for consultation. Therefore, in the absence of an up to date plan, and in accordance with para.14 of the National Planning Policy Framework (NPPF), the authority should determine applications on the basis of a presumption in favour of sustainable development. 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.

Strategic policy DMG2 of the Core Strategy states that development within defined settlements (as is the case here) should be closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement and in compliance with the core planning principles of sustainable development contained within the NPPF (para. 49). In this case the dwelling would be located within the main settlement of Simonstone which has been identified as a Tier 1 village on the basis that it is one of 9 'more sustainable' settlements within the Borough. The recently completed 'Proposed Main Modifications' paper which outlines a more refined settlement plan for the Borough identifies that there is a residual requirement of 18 dwellings within the main settlement of Read/Simonstone over the plan period. On this basis, I consider the site to be within a sustainable location in compliance with the core principles of the NPPF and local plan policy. The proposed development of one dwelling on the site, at this moment in time, is therefore acceptable in principle.

Material Considerations

Notwithstanding that the development is considered acceptable in principle, I am mindful of other material considerations that will be assessed if an application was to be submitted. This includes potential harm upon the amenity of neighbouring residents and the appearance of the locality (refer to policy G1 of the Local Plan, DMG1, DMG2, DME5 of the Core Strategy, and part 7. of the NPPF). Please also bear in mind that whilst you may own No.2 Harewood Avenue, the Council would have to be mindful of any future occupants of this property, thus ensuring that the proposed new dwelling does not have a significant adverse impact upon neighbouring residential amenity by virtue of matters such as privacy/overlooking and loss of light.

As no detailed plans have been submitted it is difficult for me to comment on specific design, landscaping, siting and parking issues. I must stress that if an application is forthcoming consideration should be made in ensuring that the siting and appearance of the dwelling is appropriate to the locality in terms of design and materials used. I would also advise that the front building line of the proposed dwelling does not come forward of the front building line of No.2 Harewood Avenue or other properties on this row to ensure that the dwelling follows the current pattern of development. This is also recommended to safeguard the new dwelling from overshadowing or being overbearing for residents of No.2 Harewood Avenue.

I have enclosed a copy of the Council's SPG 'Extensions and Alterations to Dwellings', and whilst this specifically relates to proposed extensions it does however highlight what particular design and residential amenity issues the Authority consider for reference. In this case, the Authority would have to ensure that the dwelling did not have a significant harmful impact upon the amenity of neighbouring residents. Siting the property a suitable distance from the southern side elevation of No.2 Harewood Avenue should be considered. The draft scheme submitted shows that no windows are to be installed to the gable (side) elevation of the new dwelling which would help to safeguard neighbours privacy. Whilst views from the rear elevation of the new dwelling at first floor level would be at an obscure angle, in order to safeguard the privacy of residents at the terraced properties to the south-west of the site fronting Whalley Road, I would suggest that the two rear rooms are switched, so that the bedroom annotated as B3 is changed to a bathroom with obscure glazing and the bathroom altered to a bedroom.

Lastly, I noted that the site is occupied by a number of mature trees/shrubbery. For information a Arboriculture Impact Assessment / Tree Constraints Plan should be carried out by a qualified Arboriculturalist and submitted with any subsequent application for validation purposes. The results of which will also inform as to whether the Countryside Officer would Support the removal of any trees and any mitigation measures he sees appropriate. The application (in addition to scaled plans and appropriate fee) should also be supported by a Design and Access Statement. The site should also have adequate off-street parking and sight-lines from the site. No fences should be erected over 1 metre from the highway and it may be more beneficial to locate the access closest to No. 2 Harewood Avenue as the trees/shrubbery to the south of the site, and outside of your ownership may impede visibility if overgrown. I have consulted Lancashire County Councils Highways Department to ascertain whether a suitable site access can be achieved. I have yet to receive a response but when I do, this be forwarded to you separately.

Please also be mindful that as there is a small brook/stream to the rear of the site, the development should ensure that all surface water drains into a soakaway as opposed to the stream.

Conclusion

I am of the opinion that the general principle of a new dwelling on this site is acceptable. Notwithstanding this, there is no guarantee that an application would be approved. I must stress that as no detailed plans have been submitted in order for me to assess the proposed landscaping, parking provision, access, hard and soft landscaping on site or the design appearance and materials used for the dwelling, I am unable to assess the potential harm upon the visual appearance of the locality or neighbouring residential amenity. These are all material considerations that will need to be considered as part of any subsequent application, and only if all considerations are compliant with policy would an application be approved. I must stress again that my letter does **not** confirm that a planning application for a new residential dwelling on this site would be approved, only that the broad principle is acceptable.

For information, the potential purchaser of the site has the option of submitting an outline application in order to establish that the broad principle of a dwelling on this site is acceptable or submit a full planning application. This of course can be discussed with a local planning architect/agent who can draw up the plans on their behalf.

I would also highlight at this stage that the current policy situation is subject to rapid change as RVBC progresses from the DWLP to the Core Strategy and as a result, the policy situation highlighted within this letter will need to be re-assessed at application stage, should an application be forthcoming. Whilst not yet adopted, relevant emerging key statements and Development Management policies within the submitted Core Strategy should therefore be considered at this pre-application stage. I must also stress that the above advice relates to the Core Strategy as the position stands at the time of writing. Please note that it may change as the plan progresses towards adoption. Any application would be considered in relation to the UF to date policy position at the point of determination.

Please be mindful of the fact that the *above* advice has been given on the basis of the level of information submitted as part of the pre-planning enquiry, which sought guidance on the general principle of erecting a new dwelling; the position may be otherwise if there are additional or different material facts. I trust that you find the above observations of use and stress that they represent officer opinion only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely
Rachel Horton
Pre- Planning Advice Officer
Mr Michael Dalby
2 Harewood Avenue
Simonstone
BB12 7JB