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PROPOSED
RESIDENTIAL DEVELOPMENT
ON LAND AT
RIBBLESDALE VIEW
CHATBURN
CLITHEROE

PLANNING STATEMENT
MAY 2016

S.J. BIALECKI LIMITED

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12/20/16

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SITE LOCATION AND SURROUNDING AREA

The application site is located on the south side of Ribblesdale View and near the junction and south east side of Bridge Road, separated by a stone built commercial building at the junction

The site falls within the designated village boundary (Policy G4) of the Ribble Valley District local plan central to the village of Chatburn

The site is located within a predominantly residential locality with properties both sides of Ribblesdale View , east of the application site and within easy walking distance of Downham Road south of the site and heavily built up area of residential properties.

The site is within a sustainable location and less than 100m from the village centre with provision shops, two public houses, Chatburn Church of England School , Chatburn village institute , and Christ Church (C of E)

There are several bus stops within the loop of Ribblesdale View and Downham Road to the village centre providing regular services to the surrounding villages and then there on to Skipton , Clitheroe, Blackburn, Preston, Burnley and beyond.

SITE DESCRIPTION

The application site is triangular in shape covering 0.084 hectare.

One of the legs is 35.0m long bounding Ribblesdale View highway with a 10.0m wide vehicular access opening and stone wall 1.70m high east of the access.

As previously mentioned the site is adjacent and against two attached stone buildings with a lightweight commercial use, presently used for renovation of classic cars with access via a slip road from Bridge Road (as we understand this is the sole commercial business within central Chatburn.)

The east boundary is 65.0m long separated from houses by Network Rail . The rail is within a deep cut ravine hewn out of solid rock. The boundary is separated from the battered sides of the ravine by a 5.0m wide band of land the full length of the site.

The west boundary is 47.0m long and separated from "The Croft" (a new housing development) and slip road previously mentioned and seven lock up garages.

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Existing property No 18 as shown on the location plan and the nearest to the southern point of the application site with access from the slip road

Within the boundaries the land rises into the site from the highway with eleven "Lock Up" garages along the west boundary the first (northern) garages attached to the neighbouring building . At the north east entrance there are three further "Lock Up" garages giving a total of (14).

The land with access to the garages is relatively flat and then rises to the east with scrub and weedling shrubbery.

Relating to the location plan , there is a parcel of land between the west boundary with garages and the rear (east) side of neighbouring garages previously mentioned in this report . The land is littered with weedling trees and 2 No substantial trees covered in the "Arboracultural Statement" which forms part of this application.

HISTORICAL USE

The application site and neighbouring "The Croft" (former filling station) were purchased by the applicant and her husband now deceased in the early 1960:s . In years to come the filling station was sold and now forms a residential development . The applicant erected the " Lock Up" garages on the application site soon after purchase of the land.

25% of the garages are vacant the remainder used for the storage of domestic paraphernalia, which is common and typical of "Lock Up" garages this day and age .

It is reasonable to determine and assess the land has a domestic use.


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PROPOSED DEVELOPMENT

The development involves the construction of four two storey , three bedroom dwellings , involving a pair of stepped semis and two detached houses.

PROJECT INVOLVEMENT

- a) Alterations- improvements to the existing vehicular access to the satisfaction of Lancashire County Council Highway Department, which in turn determine the siting of the houses.
- b) Demolition of the garages and general site clearance
- c) Reducing ground levels down to design formation
- d) Tree management in-accordance with recommendations of the Arboracultural report
- e) Construction of the houses with car parking spaces
- f) Drainage and construction of access road
- g) Tree and landscaping scheme
- h) Boundary treatment

Please refer to the accompanying plans which shows the proposals , including the Following

- a) Existing and proposed layouts with topographical survey
- b) Proposed floor layouts and elevations
- c) Proposed sections
- d) Proposed "Street Scene"

RELEVANT PLANNING POLICY

The development plan for the purpose of the application proposal comprises the Ribble Valley Core Strategy (December 2014), The National Planning Policy Framework (N.P.P.F) sets out the governments planning agenda and should also be referred to.

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The Core Strategy forms the central document of the Local Development Framework (L.D.F.) establishing the vision , underlying objectives and key principles that will guide the development of the area to 2028 . The following Core Strategy policies have relevance to the application proposals.

KEY STATEMENT D.S.1 (Development Strategy) seeks to direct the majority of new housing development to the strategic sites and main urban areas of the borough

KEY STATEMENT H1 (Housing Provision) The development plan makes provision for 5600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028

KEY STATEMENT H2 (Housing Balance) Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local needs across the Ribble Valley.

POLICY DMG 1 (General considerations) sets out various criteria to be considered in assessing planning applications, including a high standard of building design proposed development being sympathetic to existing land uses highway safety and not adversely affecting the amenities of the area,

NATIONAL PLANNING POLICY FRAMEWORK (N.P.P.F)

The N.P.P.F. is also relevant and sets out the Governments planning policies . The N.P.P.F lists 12 core planning principles which should underpin both plan making and decision taking within the core principles (paragraph 17) the following should be taken in to account when determining this application

“Proactively drive and support sustainable economic development to deliver the homes that the country needs . Every effort should be made objectively to identify and then meet the housing , business and other development needs of an area , and respond positively to wider opportunities for growth.

“Always seek to secure high quality design and a good standard of amenity for all existing future occupants of land and buildings”

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Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 goes on to state that local planning authorities should deliver a wide choice of high quality homes , widen opportunities for home ownership and create sustainable , inclusive and mixed communities.

The general perspective from the N.P.P.F is that planning should proactively drive growth and sustainable economic development. It also states that planning should make effective use of land by reusing land that has previously developed and sets out a presumption in favour of sustainable development.

“Other Relevant Policy Documents/ Information “

Report to the Ribble Valley Borough Council on the examination into the Ribble Valley Core (25th November 2014)

The Planning Inspector Simon Berkeley issued his report to the Ribble Valley borough Council on the examination into the Core Strategy on the 25th November 2014

Under Issue 3 – ‘ Housing ‘ the inspector at paragraph 65 confirms that the housing target should be “at least” , 5600 and he states that “creating the figures as a minimum target reflects the governments broad aim of boosting significantly the supply of housing “ , “Under the sub-section “land supply” the inspector states that the council can demonstrate a supply of 516 years (paragraph 83) At paragraph 85 he notes “that the expectation of the N.P.P.F concerning a five year supply are met by only a modest margin but, for soundness the critical point is that they are met. The margin represents a buffer in this regard , albeit a limited one.

PLANNING APPRAISAL

The purpose of this section of the Planning Statement is to identify and assess the main planning considerations raised by the application , proposals in the context of relevant national and local planning policy and guidance . The key issues are

- 1 The principle of the development having regard to the provisions of the adopted development plan and the provisions of national planning policy and guidance.
- 2 The effect of development on the character and appearance of the area and on residential amenity
- 3 The effect of development on the local highway network

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PROPOSED SITE LAYOUT

As previously mentioned in the "Highways" section the proposed vehicle access, dictates the siting of the dwellings.

In this instance the dwellings shall be sited west of the site entrance and stepped back as the land available.

HOUSE DESIGN

Plots 1-2 shall be a pair of semis , plots 3-4 shall be detached houses.

Each house shall have a footprint of 9.00 x 6.00m ground floor comprising entrance hall with cloaks , lounge , dining room with kitchen (kitchen optional split to provide utility area) First floor shall have 3 bedrooms (master bedroom with en-suite) landing with linen cupboard and master bathroom.

Front and side elevation walls shall be a mixture of natural stone and 'K' rend elevations (all walls in view of the highway shall be stone) masonry openings shall have dressed sandstone heads and cills.

Hardwood window frames and external doors with stout barge and fascia boards

Duel pitch roof with feature pikes to the front (east) elevation , all under a (Chinese) blue slate roof and dry line ridge tiles.

First floor landing gable windows shall be allowed for natural light to the landing areas.

AMENITY SPACE TO NEIGHBOURING HOUSES

The nearest property to the application site is a dwelling with house No 18 as shown on the attached location plan (south) of plot 1 and dwelling. The separating distance between first floor bedrooms is 18.0m at an angle of 90°, therefore privacy remains intact.

The mature tree and branch spread bi-secting both dwellings provides total privacy , therefore amenity space is not compromised

Permitting the proposal would not lead to amenity impacts such as over looking , overshadowing or privacy issues


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The proposed development provides good spacious houses of demand and standard of living accommodation and therefore compliant with the N.P.P.F which places great importance on ensuring a good standard of amenity for all future occupants of land and buildings. This is also reinforced by policies at local level including Policy D.M.G. 1

SUMMARY AND CONCLUSION

The application site is in a highly sustainable location, being within easy walking distance of Chatburn centre and general provision . There are at least 5 bus stops within easy walking distance in addition to private car use

The N.P.P.F also places great importance on permitting development which facilitate the use of sustainable methods of transport (in this instance the non car users) This should be taken in to consideration when assessing the merits of the proposals.

We are confident this statement has justified the acceptability our proposals for a minor housing development

This statement has clearly demonstrated that the proposal is compliant with both local and national planning policy and is acceptable and provides a good residential development for the parish of Chatburn

We reiterate paragraph 186 of the N.P.P.F states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development . It goes on to state in paragraph 187 that local authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.

For reasons set out, we trust the Local Planning Authority can consider our proposal favourably