

DESIGN AND ACCESS STATEMENT

Proposed Detached Dwelling and 2 No.
Detached Garages / Home Offices at
'Northlands'
Ribblesdale Avenue.
Clitheroe.



June 2016

IWA Architects

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Design, Access and Planning Statement:

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1.0 Introduction: Brief Context and Process:

Proposal:

APPLICATION FOR ERECTION OF 1 No. DETACHED DWELLING and 2 No. DETACHED GARAGES / HOME OFFICES on land adjacent to / within the curtilage of 'Northlands', Ribblesdale Avenue, Clitheroe.

1.1 Introduction: This statement has been prepared for Planning Application purposes, following a Pre-Application meeting with and a follow up written response from the Council, a Planning Application will be made for the development, comprising the information listed in Item 1.2 below.

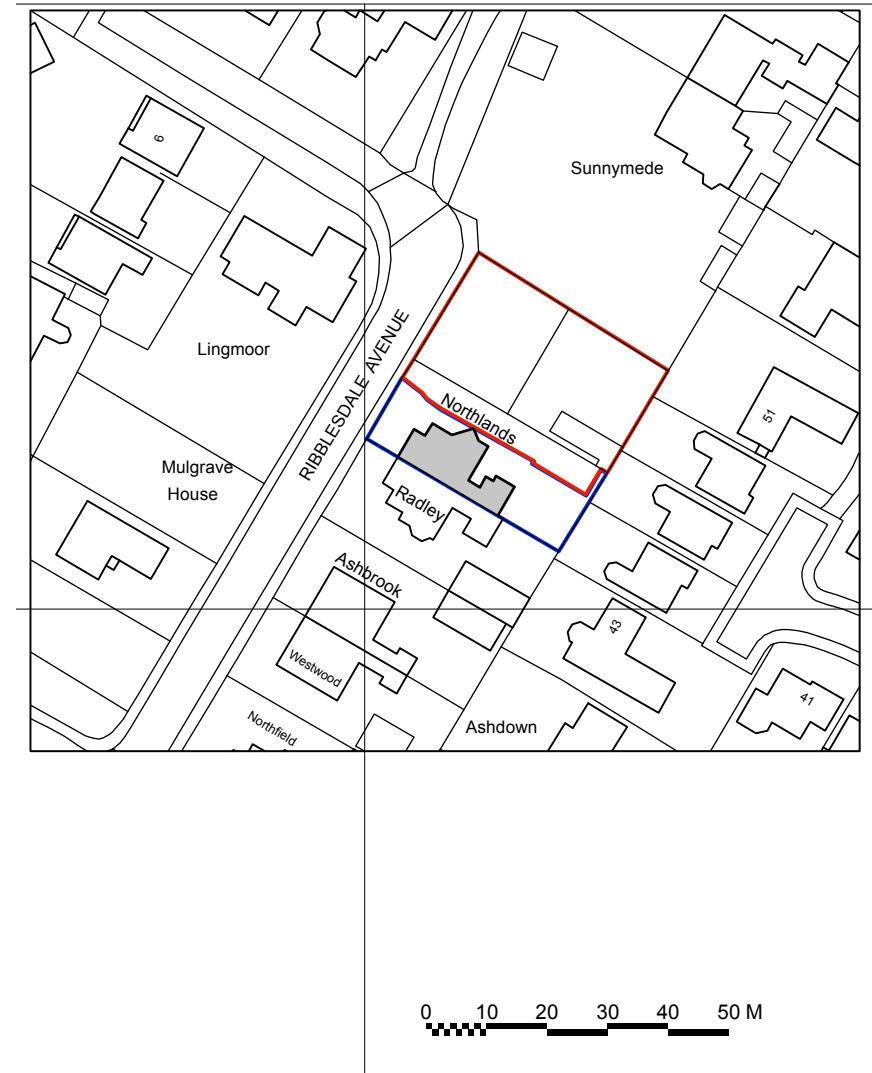
1.2 The Application documents, in addition to this statement, are as follows:-

- Drawing 2247.E.01 - Existing site plan.
- Drawing 2247.E.02 - Existing site elevations and section.
- Drawing 2247.P.01c - Proposed Site Plan - New Detached Dwelling Layout.
- Drawing 2247.P.02d - Proposed Plans and Elevations: Detached house.
- Drawing 2247.P.04a - Proposed Plans and elevations: Single garage & home office.
- Drawing 2247.P.05c - Proposed Streetscene and Context Elevations.
- Drawing 2247.OS.01 - Location plan scale 1:1250.
- Planning Statement (included in Section 2 of this document).
- Tree Survey and Report.

1.3 The site is located to the north side of 'Northlands', facing Ribblesdale Avenue on the west elevation. On the north east side boundary there are mature trees within the neighbouring property called 'Sunnymede'.

1.4 This Application submission is for re-designed proposals following a withdrawn planning application submitted by another agent in December 2015 (application ref. no. 3/2015/0947)

O.S. PLAN



and 2 No. Pre-Application submissions, the first for 2 No. detached dwellings, (ref. RV/ENQ/2016/00075) and then a reduced scheme for one dwelling on the same reference number.

We understand the reason for withdrawing the original application, was that the previous proposal had not sufficiently taken account of the need to protect mature trees on the North East side, that is the large trees within the neighbouring property called 'Sunnymede'. Also the previous proposal was deemed to be too close to 'Northlands' and therefore did not reflect the existing gaps between dwellings and the scale and character of the streetscape. This latest redesign sets out to address all the site wide issues and provide a design which reflects an appropriate scale and design quality in the context of the streetscape along this section of Ribblesdale Avenue.

Site context:

1.5 The site lies within an area designated by the Ribble Valley Borough Core Strategy 2008-2028 as a primarily residential area.

There are residential properties all around the site; on the North East side 'Sunnymede' sits on a large plot with the house over 30 metres away from the boundary with the application site. The rear south east boundary adjoins the rear garden of detached properties on Hawthorne Place which are between approx. 13 and 14 metres from the boundary. The property opposite the site called 'Lingmoor' has a gable end facing the site which is approx. 15 metres away from the North West street boundary of the application site, (refer to location plan). The natural topography of the land is that the ground levels fall from the rear South East boundary towards the street by approximately one metre. That fall continues so that 'Lingmoor' is a lower level than Ribblesdale Avenue on the opposite side of the street. In front of the site the street edge is wider and the normal street width is undefined where it widens towards the access to 'Sunnymede' and then beyond and around the corner there is the access road to Moorland School.

1.6 Land owned by the applicant, as shown on the location plan, is currently the extensive side garden of 'Northlands' on the North East side. There is an existing drive and double length garage / workshop (over 11 metres long) on the site. The garage is at the rear and abuts the boundary line with the gardens to Hawthorne Place. This existing garage is proposed to be demolished and new replacement garage and work from home office is proposed for the existing 'Northlands' property.



2.0 Planning Statement:

2.1 Principle of Residential Development in relation to Planning policy.

2.1.1 The surrounding area is predominantly residential in nature and the characteristics of the area are predominately larger than average detached properties. Ribblesdale Avenue is one of the most desirable residential streets in Clitheroe. Many of the properties are valued in the region of £500K or more.

The site is designated under the Ribble Valley Borough Council Core Strategy 2008 – 2028 as a Primarily Residential Area.

2.1.2 The National Planning Policy Framework advises that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. It is considered that this development is in a sustainable location, and will be designed to accord with sustainable housing design standards.

Local Policy Context

2.1.3 The local policy context is given in the following plans:-

- Ribble Valley District Wide Local Plan.
- Ribble Valley Borough Council Core Strategy 2008 – 2028.

2.1.4 'A Local Plan for Ribble Valley Adoption Version' (The Core Strategy) includes the following statement:

Key statement H1: Housing Provision.

- Land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028 in accordance with baseline information. The Council will identify through the relevant "Strategic Housing Land Availability Assessment" (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.
- A 'plan-monitor-manage' approach will be adopted and a monitoring report will be the key tool in tracking the five year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.



2.2 The significance of relevant policy.

2.2.1 It is our view that this development contributes to housing supply, which is currently facing a programme lag due to the economic downturn, on a site identified in the Clitheroe Town Centre Masterplan as within an area to be consolidated as a residential neighbourhood. These are significant factors in support of this development from a planning perspective.

2.2.2 On a local level, Key Statement H2 (detailed below) of the Ribble Valley District Wide Local Plan supports new development in primarily residential areas, provided there would be no adverse impact on residential amenity or the character of the area and subject to other policies of the plan.

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 need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.
- Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough as well as reference to relevant housing market information as appropriate.

2.2.3 Previous applications for similar residential developments in Clitheroe have been supported by the Council. In terms of housing mix, the applicant has first-hand experience of what type of dwelling is required in this part of the town and this is why he is proposing a detached house of the quality and size proposed, because they are in high demand and are meeting local needs.

2.2.4 This application complies with housing delivery targets, because this is an application from an owner willing to develop his land for high quality residential use and is making it immediately available for this purpose.

2.2.5 The Pre-Application response mentions Key Statement DS1 of the Core Strategy and concludes that “In this case, the site is within the settlement of Clitheroe”.



3.0 Design Proposals:

3.1 Design Issues in This Context:

There are important design issues to overcome in this proposal, due to the context of the site and the proximity of existing mature trees. Accordingly the following have been considered:

A fresh tree survey and assessment report has been commissioned and undertaken by Bowland Tree Consultancy. A copy of this assessment is included in the submission. The tree assessment report has been fully taken into account in these developing these proposals to ensure that the mature trees are protected and the root protection area is not encroached on.

3.2 Relevant Policies on Design Issues:

Relevant policies on design issues are contained in the Ribble Valley Borough Council Core Strategy 2008 – 2028, in addition to DS1 referred to in Item 2.2.5.

Design proposals must :-

- be of a high standard of building design which consider the building in context.
- be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
- consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on streetscape and landscape character, as well as the effects of development on existing services and amenities.
- use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, will be incorporated into proposals where possible.
- the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be considered and incorporated into proposals.

3.3 Scale and Character:

This application submission proposal addresses the scale and character of the street and site requirements generally with a three storey house at the street frontage and a dwelling which is a dormer bungalow at the rear.

3.4 Options: Layout and Design Options:

Layout and design options have been considered and the submission reflects a preferred viable development for the applicant. The site layout reflects the need to provide the dwelling with south facing gardens. The north side is therefore used to provide private access to the rear dwelling.



3.5 Sustainability Issues:

The site is highly sustainable from an access point of view because it is well located in close proximity to all the public transport services available in the town and is also close to all local amenities. The street is wide and has unrestricted car parking available. The previous scheme received a very positive response and guidance from the LCC Highways Authority.

3.6 Amenity Issues:

Policy requires that the amenity of new users and existing residents do :-

- not adversely affect the amenities of the surrounding area.
- provide adequate day lighting and privacy distances.
- have regard to public safety and secured by design principles.
- consider air quality and mitigate any adverse impacts where possible.

We are confident that these requirements will be met.

3.7 Private Amenity Space:

The provision of usable gardens generally South facing amenity spaces are provided where the privacy of existing and new residents will not be adversely affected. In addition, given the site's sustainable location, it is in close proximity to readily-accessible public open space.

3.8 Process So Far:

Pre-application advice dated 14th January 2016: for site requirements relating to the previous scheme by previous agent Mr Jackson which was withdrawn:

From: Robert Major <Robert.Major@ribblevalley.gov.uk>

Date: 14 January 2016 17:22:13 GMT

To: "jackos.6@talktalk.net" <jackos.6@talktalk.net>

Subject: Development adjacent to Northlands Ribblesdale Avenue

Dear Mr Jackson,

I write with regard to the application to erect a pair of semi-detached dwellings within the grounds of Northlands, Ribblesdale Avenue, Clitheroe.

I have two concerns in respect of this proposal and these are detailed below:

i) Street layout - This side of Ribblesdale Avenue is defined by large properties with driveways to the side of the dwellings, and this creates a "spacious" appearance to the street scene, with substantial gaps between the properties. Generally speaking there is a gap of approx. 12-13m between gable elevations of adjacent buildings. The application proposes to erect a building with a gable elevation only 8-9m from the neighbouring property (Northlands) and thus what is proposed does not reflect the general street pattern/layout in terms of distances between buildings, and in my opinion represents an over development of the site/plot.

ii) Trees - The submitted arboricultural report has only considered the impact of the proposal on the row of lower quality trees closest to the boundary of Sunnymede and the application site, and does not appear to have taken



account of the significantly larger (better quality) trees slightly further from the boundary. An arboricultural report in relation to these (larger) trees was carried out in 2011, and within this report a 12.3m root protection area was recommended.

In terms of how this relates to the root protection shown within the current submission, if a 12m root protection zone was applied from the larger trees, it would increase the root protection area by at least a further 2m from what is shown on your plans. Subsequently I have serious concerns that a large proportion of the proposed building would be positioned within the root protection area of these larger trees and the proposed development therefore has the potential to seriously affect the health of these trees, which do contribute to the character of the street scene.

In view of the above, it is my opinion that the potential development area within this site is significantly less than the footprint of the proposed building(s), and the site can only accommodate one detached dwelling, positioned further from Northlands and further from the boundary with Sunnymede. I have attached a plan showing the required root protection area (in green) and the gap to provide a side driveway area (in blue), with the potential development area highlighted in grey between.

To summarise, I am not supportive of the application as submitted and my recommendation is that the application be refused for the above mentioned reasons. I am emailing as a matter of courtesy to let you know the current position of the LPA and give you the opportunity to withdraw this proposal and resubmit for one detached dwelling in the future if you would prefer not to receive a refusal on the site. I understand you need to discuss this with the applicant and as such will not refuse the application until Monday next week in case your preference is to withdraw and resubmit for one dwelling.

Regards,

Robert Major Principal Planning Officer,

Ribble Valley Borough Council Tel: 01200 414516
e-mail: robert.major@ribblevalley.gov.uk

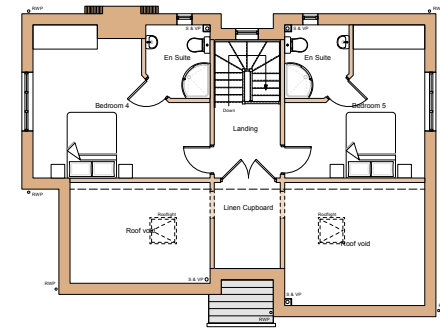
IWA considered and addressed these two concerns in their first proposal for 2 No. dwellings (a large 3 storey house, a smaller dormer bungalow to the rear of the site and also a separate Garage / Home Office for 'Northlands', submitted 3rd May 2016. However, this proposal was commented on in an email on 9th May 2016 as follows:

"not acceptable in terms of design and general street scene due to the fact that dwellings in the vicinity had large residential gardens, and the proposal would not reflect the density of the area."

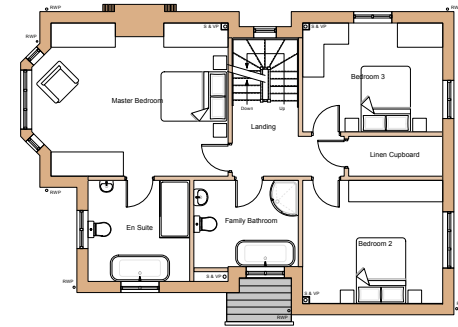
In response to this an amended scheme for a single large 3 storey Dwelling and a separate Garage/Home Office was submitted on the 16th May 2016, which we felt addressed the concerns below:-

Concern 1: Streetscape: the street layout now has a gap which is consistent with the existing streetscape. When viewed obliquely the front corner of 'Northlands' is 14 metres from the larger detached dwelling on the street frontage. The dimension between the recessed back entrance wall and this dwelling is 11.620 metres where indicated on the site plan.

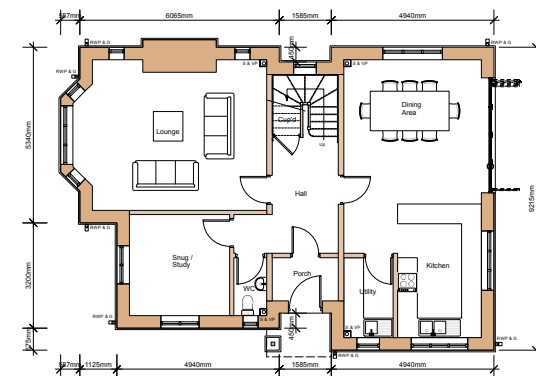
Concern 2: the root protection area of the larger trees on the neighbours land were not taken into account in the previous scheme. We believe we have adequately addressed this concern.



Second Floor Plan



First Floor Plan



Ground Floor Plan

We have worked to the root protection area guidance provided by Bowland Tree Consultancy with only a very minor encroachment on the extreme front and back corners where indicated on the site plan.

The access drive is raised over the RPA with a cellular confinement system as recommended by Bowland Tree Consultancy to protect the tree roots.

IWA had an initial meeting with Victoria Walmsley at the council offices, to present the scheme and received the following email response on 15th June 2016:-

" - Firstly, you are proposing to have an integral garage rather than a detached garage to the rear. I stated at the meeting that this would not be acceptable as it would be wholly out of keeping with the general street scene and character of the area. You have since emailed stating that there are other similar dwellings with integral garages in the area, whilst I appreciate this may be the case, I have to judge each Pre-Application on its own merits and the Local Planning Authority would favour a detached garage to the rear – similar to that of Northlands.

- I note you are proposing car parking to the front of the dwelling. It is my opinion that it would be out of keeping with the general street scene, as the dwellings on this side of Ribblesdale Avenue have side drives, and rear garages. As detailed in the above bullet point, I would suggest proposing a rear garage with a drive/car parking provided to the south between proposed dwelling and property at Northlands.

- I am not supportive of the projecting hipped element to the side of the forward projecting three storey pike feature in the front elevation and would suggest re-considering this aspect.

- I advise you slighter alter the windows on the front elevation to incorporate a greater vertical emphasis.

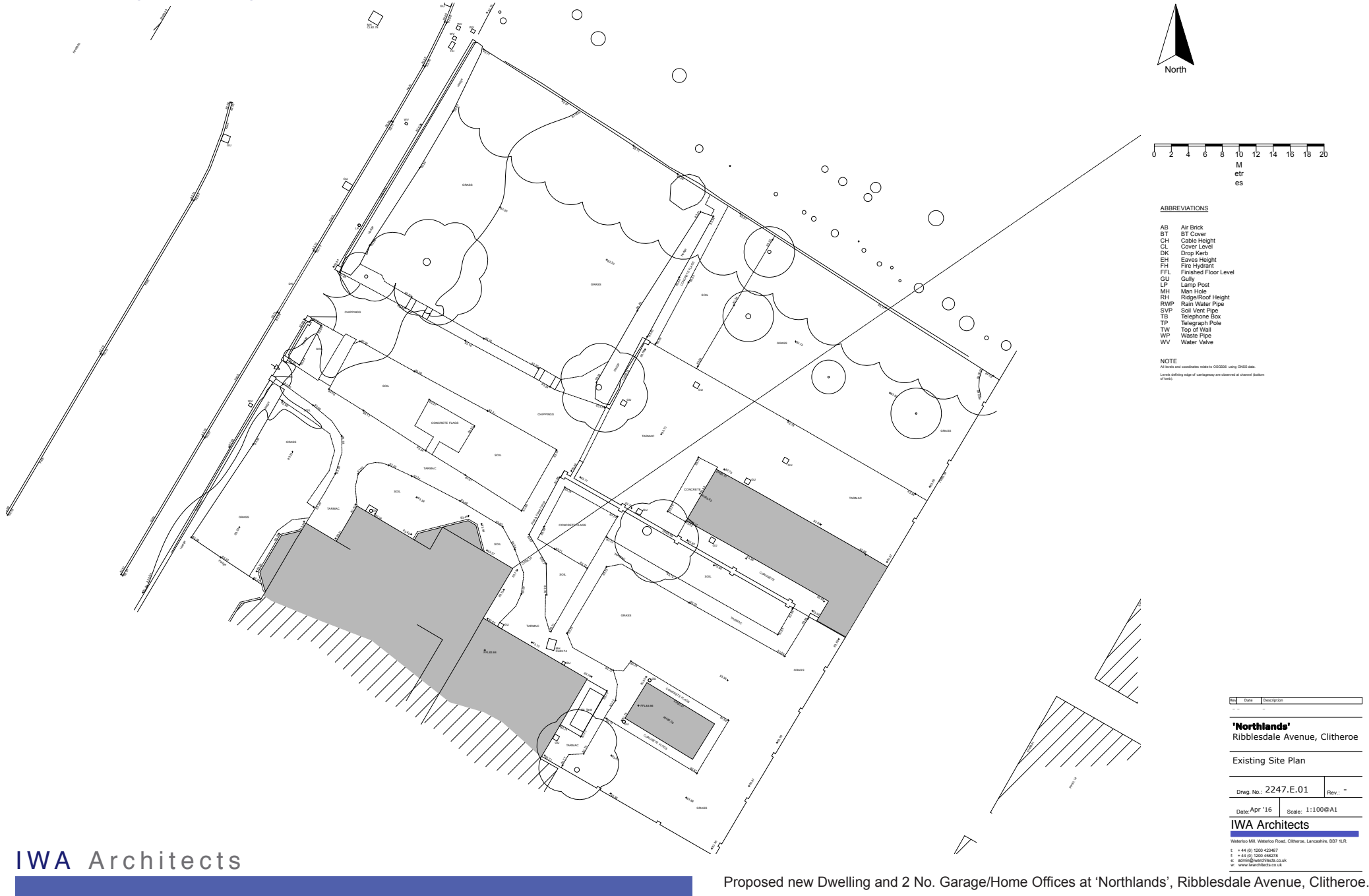
The conclusions were:- To summarise, the principle of a residential dwelling in this location is acceptable, however, as outlined above I suggest you reconsider certain aspects of the proposal."

These comments were incorporated into the final scheme which constitutes this Planning Application for a single 3 storey detached Dwelling, with it's own detached Garage / Home Office and a second identical (handed) Garage / Home Office, within the remaining garden area of 'Northlands'.

4.0 Materials:

The preferred form of construction would be cavity masonry walls, with outer leaf of facing brick and stone and brick detailing. Roof covering would be blue/grey natural slate to match 'Northlands' and other existing properties on the street. These materials are sympathetic to other houses in the immediate area. Not only will the materials complement the streetscape but we think they will improve it.

5.0 Drawings: Existing Site Plan.



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Site	Date	Description
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'Northlands' Ribblesdale Avenue, Existing Elevations		
Drwg. No.: 2247.E.02		
Date: Apr '16	Scale: 1:10	
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Proposed new Dwelling and 2 No. Garage/Home Offices at 'Northlands', Ribblesdale Avenue, Clitheroe.

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No.	Date	Description
C 2/04/2016		Amended scheme design on reduced footprint, with separate detached design for Home Office.
B 11/05/2016		Amended scheme design for a single dwelling.
A 22/04/2016		Amended plan layouts and quantities on site.

'Northlands'
 Ribblesdale Avenue, Clitheroe

**Proposed Site Plan -
 New Detached Dwelling Layout**

Dwg. No: 2247.P.01 Rev.: C

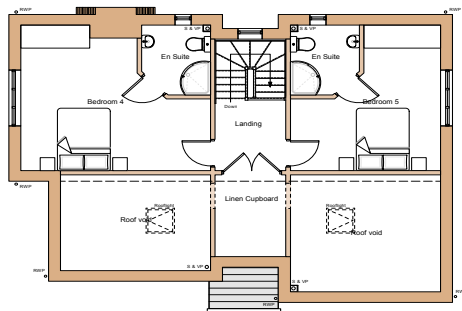
Date: Apr '16 Scale: 1:100@A1

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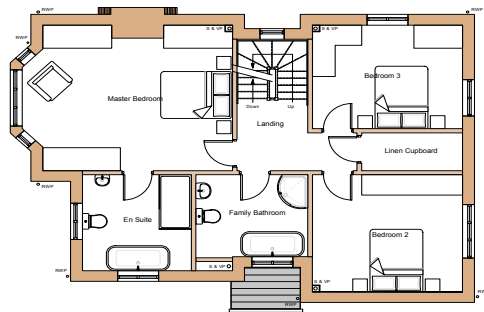
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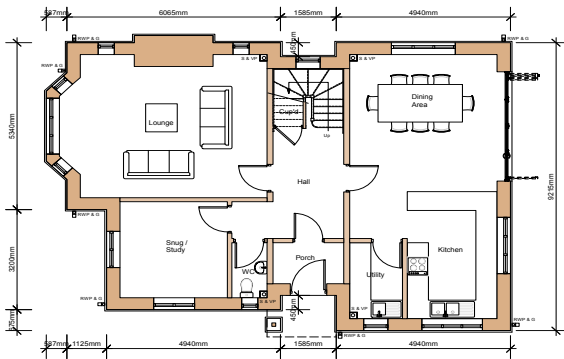
Drawings: Proposals: Three storey detached dwelling.



Second Floor Plan



First Floor Plan



Ground Floor Plan



Front Elevation - North West



Side Elevation - South West



Rear Elevation - South East



Side Elevation - North East

Construction Materials Legend.

Walls - Mix of red facing brick, with plinth detail to some areas and 'dog's tooth' pattern string courses where shown. Feature dressed smooth sandstone band course detailing and heads / cills of windows and doors.

Roof - Natural blue / grey slate.

Windows / doors - Colour coated (grey), thermally broken, aluminium frames, with double-glazed units fitted (incorporating lead detailing pattern). Sliding folding, thermally broken, aluminium frames, with double-glazed doors. Timber vertical boarded front and side doors.

Rainwater Goods - Colour coated aluminium profile gutters and round section downpipes, in black.

External Hard Surfaces - Stone flag paving to perimeter paths and brick / block paving finish to parking area.



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Rev.	Date	Description
D	24.06.2016	Amended scheme design on smaller footprint, with integral garage, to front elevation omitted.
C	11.05.2016	Amended scheme design for single dwelling.
B	29.04.2016	Construction materials note added for Pre-App.
A	22.04.2016	Amended design in accordance with Client's comments.

'Northlands'
Ribblesdale Avenue, Clitheroe

Proposed Plans and Elevations
- Detached House

Dwg. No.: 2247.P.02 Rev.: D

Date: Apr '16 Scale: 1:100@A2

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Drawings: Proposals: Streetscape & Context



Front Elevations - South West



Side Elevations - South East



Rear Elevations - North East

Rev	Date	Description
C	24.06.2016	Amended scheme design on retained footprint, with separate detached Garage / Home Office.
B	12.05.2016	Amended scheme design for single dwelling.
A	22.04.2016	Amended design in accordance with Client's comments.

'Northlands'
Ribblesdale Avenue, Clitheroe

Proposed Streetscene and
Context Elevations

Dwg. No.: 2247.P.05 Rev.: C

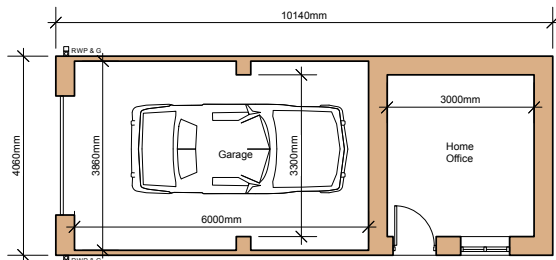
Date: Apr '16 Scale: 1:100@A1

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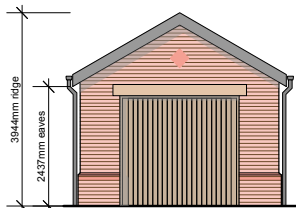
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0 1000 2000 3000 4000 5000

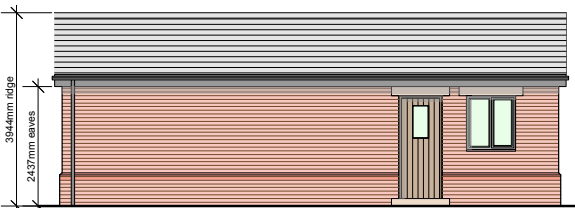
Drawings: Proposals: 'Northlands' single garage and home office.



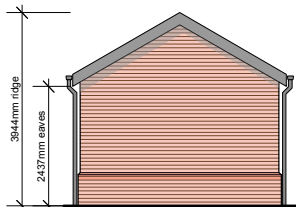
Floor Plan



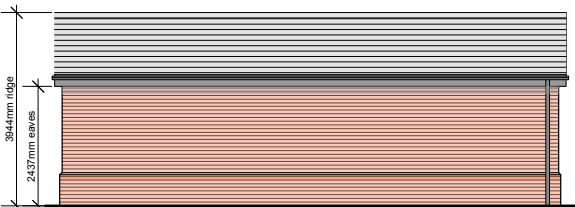
Front Elevation - North West



Side Elevation - South West



Rear Elevation - South East



Side Elevation - North East

Construction Materials Legend.

Walls - Mix of red facing brick, with plinth detail to some areas. Dressed smooth stone lintel head over Garage door.

Roof - Natural blue / grey slate.

Windows / doors - Colour coated (grey), thermally broken, aluminium frames, with double-glazed units fitted. Timber vertical boarded side door to Home Office. Proprietary 'up and over' vertical timber boarded Garage door.

Rainwater Goods - Colour coated aluminium profile gutters and round section downpipes, in black.

External Hard Surfaces - Stone flag paving to perimeter paths and porous tarmac finish to driveway.

Rev	Date	Description
A	29.04.2016	Construction materials notes added for Pre-App.

'Northlands'
Ribblesdale Avenue, Clitheroe

Proposed Plans and Elevations -
New Single Garage and Home Office

Drwg. No.: 2247.P.04	Rev.: A
Date: Apr '16	Scale: 1:100@A3

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