

**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2016/0645	 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	27/07/16	
<b>Officer:</b>	RM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Outline planning for the erection of one residential dwelling with all matters reserved.
<b>Site Address/Location:</b>	Whalley Industrial Park, Clitheroe Road

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<p>Object to the proposal for another dwelling in the village of Barrow. There is no provision for additional housing in Barrow and a similar proposal for a new dwelling was recently refused in Barrow on this basis.</p> <p>The information contained within the application is very limited and there are serious concerns in respect of the small size of the plot and the lack of adequate off-street parking provision.</p>	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
<p>No objection to the principle of residential development on this site, subject to imposition of a number of conditions.</p> <p>Whilst this is an outline application with all matters reserved the applicant is requested to submit an indicative plan showing that the required sight lines can be achieved.</p>	
<b>Countryside Officer:</b>	
<p>There are trees within influencing distance of the site and therefore the reserved matters application will need to be accompanied by an Arboricultural Impact Assessment Report in respect of these trees.</p>	
<b>Environmental Health:</b>	
<p>No objection provided the dwelling is constructed in accordance with submitted acoustic strategy (dated 16<sup>th</sup> August 2016).</p>	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
<p>Letters of objection have been received from three nearby residents. The points raised are summarised below:</p> <ul style="list-style-type: none"> <li>• The site forms part of the visibility splay for the neighbouring Industrial park;</li> <li>• The proposed dwelling would be disproportionate to the size of the plot;</li> <li>• The orientation and design of the house is unclear from submitted plans;</li> <li>• Enough houses being built in Barrow;</li> <li>• There is no room on the site for construction vehicles and the house to be built, this will</li> </ul>	

- result in vehicles parking on the road;
- Impact on the adjacent trees (two trees have already been felled prior to the submission of this application);
- Visual impact of the dwelling and its parking area;
- Loss of light and views;
- Highway safety;
- Noise disturbance during construction phase;
- Repositioning of telegraph pole;
- There is a drainage ditch to the rear of the site;
- The dwelling would be sited very close to the road;
- Vehicles will struggle to gain access in and out of this site;
- Devaluing of nearby properties.

#### **RELEVANT POLICIES AND SITE PLANNING HISTORY:**

##### **Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy  
 Key Statement DS2 – Sustainable Development  
 Key Statement H1 – Housing Provision  
 Key Statement H2 – Housing Balance  
 Key Statement DMI2 – Transport Considerations  
 Policy DMG1 – General Considerations  
 Policy DMG2 – Strategic Considerations  
 Policy DMG3 – Transport & Mobility  
 Policy EN2 – Landscape & Townscape Protection  
 Policy DME1 – Protecting Trees & Woodland  
 Policy DME3 – Site and Species Protection and Conservation

##### **National Planning Policy Framework (NPPF)**

##### **Relevant Planning History:**

3/2014/0725 (adjacent site to north) - Proposed erection of 7 no. dwellings and associated works – granted subject to conditions

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description**

The application relates to a vacant plot of grassland fronting onto Clitheroe Road in Barrow. The site measures 335sq m and is bounded to the west by the highway of Clitheroe Road and to the north by a recently completed residential development for seven detached dwellings facing onto Clitheroe Road in a linear formation (3/2014/0725).

Towards the eastern boundary of the site is an existing drainage ditch and on the opposite side of this is a row of mature trees which separate the application site from the neighbouring Whalley Industrial Estate.

The application site is located outside of the 1998 Settlement Boundary of Barrow but is within the

### **Proposed Draft Settlement Boundary.**

#### **Proposed Development for which consent is sought:**

The application seeks outline consent for the erection of one dwelling on this plot of land, with all matters reserved.

An indicative layout plan has been submitted to show the possible siting of the dwelling, however this is for illustrative purposes only and such matters would be considered by any future reserved matters application.

The application would include the provision of a new footway on Clitheroe Road, achieved by extending the new footway that has been constructed for the dwellings directly to the north. To allow for this footway an existing telegraph pole would need to be relocated.

#### **Principle of Development:**

The application site is located within the Proposed Draft Settlement Boundary of Barrow, which is categorised as a Tier 1 Village in Key Statement DS1 of the Ribble Valley Core Strategy. Key Statement DS1, along with Policy DMG2, both seek to ensure new housing is located within the three principal settlements, the strategic site or the nine Tier 1 Villages which are considered to be the more sustainable of the 32 defined settlements.

Whilst it is accepted that there is a 0 residual need for additional housing in Barrow, as the residual need has been met by extant planning consents, the residual need should not be considered to be the maximum amount of dwellings permitted in a settlement and thus it is considered that it would be unsustainable to refuse an application for one additional dwelling. The Parish Council have made reference to an application for a dwelling that was refused in Barrow on the basis that there was an over provision of houses in the settlement. The Parish Council have not given the address or reference number for this application and no planning record of such a decision has been found. The Council have refused applications for new dwellings that are located outside the Draft Settlement Boundary of Barrow on the grounds of unsuitability, but to my knowledge no applications have been refused within the Draft Settlement Boundary on the basis of an over provision of house numbers.

In view of the above, it is considered that the principle of developing this site for residential use, in a residential area within a Tier 1 Settlement, complies with Key Statements DS1 and DS2, along with Policy DMG2 of the Core Strategy.

#### **Impact Upon Residential Amenity:**

As the application is made in outline only with all matters reserved, the design, appearance and siting/layout of dwelling is yet to be established. Nevertheless, the front elevations of the terrace dwellings on the opposite side of Clitheroe Road are sited 21m from the front of the application site and therefore a dwelling can be erected on the site without significantly impacting upon the residential amenity of the houses opposite.

To the north is the end dwelling of the seven recently constructed properties fronting onto Clitheroe Road. This dwelling has an integral garage close to the boundary shared with the application site and the side elevation of this property contains no window openings facing the application site.

To the south and east of the site is the Whalley Industrial Park and the impact of this commercial use on the potential residents of the proposed dwelling must be considered. The application is accompanied by an acoustic strategy which details the measures that will be incorporated into the proposed dwelling to ensure that noise from this neighbouring use does not impact upon residential amenity. Such measures include the window glazing specifications and acoustic trickle vents, and these measures are identical to what was approved at the dwellings directly to the north. A condition has been attached to the recommendation requiring these measures to be implemented within the proposed dwelling and provided this condition is adhered to the proposed residential use of the site is considered to be compatible with the neighbouring industrial estate.

In summary, it is considered that a dwelling of some kind can be accommodated/sited on this plot without having a detrimental impact upon neighbouring residential amenity in accordance with Policy DMG1.

#### **Visual Amenity/External Appearance:**

Similar to the above, the application does not seek consent for the layout, design/external appearance or scale of the proposed dwelling and such issues would be considered in full detail as part of the reserved matters application.

The outline application was accompanied by an indicative layout plan showing the possible siting of the dwelling on this site, however the LPA did not consider this layout (even though it was indicative only) to be acceptable as the building as shown would have been forward of the established building line to the north. As such, due to the constrained nature of this site, being relatively small (335 sqm) with a drainage ditch and trees at the eastern boundary and a strong building line to the west (provided by the dwellings to the north), the LPA contacted the applicant's agent and requested that the outline application be amended to include layout as a detail for which consent was sought, so as the LPA could be sure that a dwelling could be acceptably located on this site – the LPA did not want to approve an application for outline consent when it was of the opinion that a house could not be acceptably located on this site.

In response, the applicant refused to include layout as a detailed matter and submitted a revised indicative layout plan showing a dwelling that would not project beyond the building line, but it would appear to be built over the existing ditch at the rear of the site, so as to demonstrate that a dwelling can be sited on this plot.

In view of the above, the LPA have to assess the outline application as submitted, with all matters reserved, and whilst the LPA still have reservations in respect of the siting, scale and size of the dwelling that could be provided on this site, it cannot definitively state that "a dwelling" could clearly not be located on this site to an extent that would justify refusing the application. The LPA has therefore made the applicant's agent aware that at this stage they are not entirely convinced that a dwelling could be located on the site, but accepts that this is an issue that would be fully assessed and considered once layout, scale and appearance were submitted as part of a reserved matters application. The LPA has informed the applicant that it is unlikely that the layout shown on either of the indicative plans would be acceptable at reserved matters stage, however given that this is an outline application for all matters reserved, the LPA are only considering the principle of residential development on this site, and hence the only plan to be considered at this stage is the site edged red/location plan.

In view of the above, as the applicant has refused to apply for layout as a detailed matter, the LPA are only considering the principle of development on this site, and as detailed elsewhere in this report the principle of the development is considered to be acceptable within the settlement of Barrow. The LPA has however made the applicant's agent aware of their concerns in respect of the

ability to provide a dwelling on this site that would reflect the size and layout of the adjacent properties and the surrounding area in general.

**Highways:**

The application does not include details of access, however it is extremely likely that the property will be accessed directly off Clitheroe Road. The Highway Officer has raised no objection and requested that an indicative plan be submitted showing that acceptable sight lines could be provided.

The indicative plan has been submitted showing the sight lines are achievable and provision of off-street parking spaces within the curtilage. In view of this the Highway Officer has no objection to the proposal subject to the imposition of conditions.

**Trees/ecology:**

There are a number of trees located to the rear boundary of the site, on the opposite side of the drainage ditch. The submitted plan shows the root protection areas for these trees and the Council's Countryside Officer is satisfied with the level of information submitted at outline stage. However it is requested that the reserved matters application, which will show the exact siting and scale of the dwelling, is accompanied by an Arboricultural Impact Assessment.

**Other issues:**

The Parish Council and objectors have raised concerns over the size of the dwelling, its orientation and siting within the site, however these plans are indicative only and such issues would be considered as part of the reserved matters application. The relocation of the telegraph pole is a private matter to be resolved between the applicant and the provider and the two trees that appear to have been recently felled on the site were not covered by a tree preservation order.

**Observations/Consideration of Matters Raised/Conclusion:**

Considering all of the above and having regard to all material considerations and matters raised, the principle of residential development on this site is considered to be acceptable and subsequently the application is recommended for approval, subject to conditions.

**RECOMMENDATION:**

That planning consent be granted.

