

Robin Hill, Bashall Eaves, Lancashire BB7 3NA

Revised design for replacement house and new detached garage.

Planning Statement

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**FULL PLANNING APPLICATION TO RIBBLE VALLEY BOROUGH COUNCIL
BY MR AND MRS J DIDSBURY FOR
REVISED DESIGN FOR A REPLACEMENT DWELLING AND NEW DETACHED
GARAGE AT
ROBIN HILL, TALBOT BRIDGE, BASHALL EAVES, LANCASHIRE. BB7 3NA**

1. INTRODUCTION

- 1.1 This Planning Statement is in support of a full planning application submitted by Mr J and Mrs J Didsbury for planning permission for a revised design for a replacement dwelling including a new detached garage at Robin Hill, Talbot Bridge, Bashall Eaves. Planning permission for a replacement dwelling was granted on the 22nd April 2016 reference 3/2016/0206. Information required by conditions imposed on permission 3/2016/0206 has been submitted to the Council and approved under permission 3/2016/0432. This application seeks permission for a detached garage and minor amendments to the design of the dwelling together with an alteration to the extent of the curtilage. We have been advised by the Planning Officer that this would require a new permission for the whole scheme.
- 1.2 The information submitted with this application it intended to be sufficient that if planning permission is granted, no pre-commencement planning conditions are necessary. The applicant has begun the implementation of the approval 3/2016/0206. If this application is approved the intention is that it will supersede 3/2016/0206 and the development on site will switch from the implementation of 3/2016/0206 to the new approval.
- 1.3 This application should be read in conjunction with a:
- existing site layout 1:500, existing plan/elevations and proposed site layout plan/elevations 209 62E
 - site sections showing relative heights to adjacent buildings 209 63 A
 - Proposed External works 209 65E
 - Proposed garage 209 66 A
 - site location plan ref 209 23C
 - existing site layout TRI 1387 01
 - existing site sections TRI 1387 02

2. APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site includes the whole of the site as approved under 3/2016/0206 including the right of access to the north of the bungalow which gives vehicle access to the garden area east of the existing bungalow through an existing gateway. The site contained a bungalow and attached garage, dating from the 1970s. It was constructed with a stone front elevation and side elevation facing the road, and roughcast render to the rear elevation and gable facing the garden with a pitched roof of blue slate. The window and doors had artificial stone surrounds. The garden area is mainly down to lawn. The garden area on the eastern side was previously covered with overgrown conifers which have now be taken down. The current driveway to the dwelling is on the southern side where there is an existing concrete hardstanding off the access from the lane which provides parking in front of the garage. There is a secondary vehicle access to the north of the property which gives access to the eastern side garden. The site boundaries are denoted by hedging, and a post and rail fence. The eastern boundary is the top of the steep banking to Bashall Brook.
- 2.2 The site fronts onto, and takes access from, the Lane which links Bashall to Talbot Bridge. To the south east of the site is a field, to the east the wooded banks of Bashall Brook, to the north west a group of buildings formerly Mardsens Farm which now comprises three dwellings: Mardens, Talbot Fold Barn and Talbot Fold Cottage.
- 2.3 More generally, the site is set in an area of farmland, which is within the Area of Outstanding Natural Beauty as defined in the adopted Ribble Valley Districtwide Local Plan.

3. PLANNING HISTORY

- 3.1 3/2016/0432 Discharge of conditions 3 (materials), 4 (boundary treatment) and 5 (landscaping) of planning permission 3/2016/0206. Approved 22 June 2016
- 3.2 3/2016/0206 Proposed replacement dwelling approved 22 April 2016
- 3.3 3/2015/0553 Proposed replacement dwelling approved with conditions 12 November 2015.
- 3.4 3/2014/1057 lawful development certificate for existing use of building as a dwelling within the meaning of Class C3. Approved 27 January 2015

- 3.5 3/2014/0809 proposed replacement dwelling refused 31 October 2014.
- 3.6 3/76/0873/PB dated 21st July 1976 Reserved matters application to outline planning permission BO 1968 dated 23 May 1973 Proposed Bungalow, Marsdens Farm, Bashall Eaves approved 14 October 1976.
- 3.7 BO 2016 dated 21st May 1973 to outline application for the erection of an agricultural workers dwellings at Marsdens Farm Bashall Eaves approved with conditions 26th February 1974.
- 3.8 BO 1968 dated 9th March 1973 to form access to O.S Parcel 146 Marsdens Farm, Bashall Eaves approved with conditions 23rd May 1973.

4. THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy and the proposals map of the Ribble Valley Local Plan.
- Key Statement DS1-Development Strategy
- Key Statement DS2 – Sustainable development
- Key Statement EN2 – Landscape
- Key Statement EN4 – Biodiversity and Geodiversity
- Policy DMG1- General Considerations
- Policy DMG2- Strategic considerations
- Policy DMG3-Transport and mobility
- Policy DME2 - Landscape and Townscape protection
- Policy DME3 -Site and species protection and conservation
- Policy DMH3- Dwellings in the Open countryside and AONB

5. THE NATIONAL PLANNING POLICY FRAMEWORK

- 5.1 The National Planning Policy Framework (NPPF) was published in March 2012. Relevant provisions are identified below.
- 5.2 The NPPF has as its cornerstone a presumption in favour of sustainable development.
- 5.3 The main body of the NPPF addresses the components of sustainable development. Those most relevant to the application are:

- ‘delivering a wide choice of high quality homes’ – local planning authorities are expected to boost the supply of housing (paragraph 47). Although paragraph 55 advises against new isolated homes in the countryside, the NPPF is silent on the replacement of dwellings in the countryside;
- ‘requiring good design’ – developments should add to the quality of the area, and reinforce local distinctiveness;
- ‘conserving and enhancing the natural environment’ – in deciding planning applications local planning authorities should aim to conserve and enhance biodiversity by applying various principles including resisting development resulting in the loss or deterioration of irreplaceable habitats (paragraph 118).

6. EVALUATION

- 6.1 There have been several applications recently at this property. The most recent permission was granted for a two storey replacement dwelling which is identical to the design now proposed except for a few minor amendments which will be described later. The position of the property, its size, height materials and detailing remain the same. The main change between the approved scheme and the one now proposed is the request for planning permission to erect a detached garage and the inclusion of a small area of land at the end of the north access point.
- 6.2 The main matters for consideration are now the size, design and positioning of the proposed garage. The principle of the development for one dwelling has been established.

The principle of the development

- 6.3. The Planning Officer in the previously approved scheme concluded that the proposal complied with Core Strategy Key Statement DS1 and DS2 together with policy DMH3 as the proposal is to replace an existing dwelling. The principle of replacing one dwelling with another has been established as acceptable.

Design and impact on the landscape

- 6.4 Policy DMG1 sets out general planning consideration amongst other matters and this includes the design of the development and the impact on the environment. NPPF (paragraph 115) stresses the importance of appropriate development in the AONB and this should “be afforded the highest status of protection in relation to landscape

and scenic beauty". The site is within the Forest of Bowland AONB, which is a nationally designated landscape and designated heritage asset in NPPF terms.

- 6.5 The proposed garage has a footprint of 11.1m by 6.55 with a height of 6m to the ridge and 3.2m to the eaves. The front elevation which will face the eastern gable of the house is to be faced in stone whilst the other elevations are proposed in grey roughcast render. The roof is to be blue slate with clay ridge tiles to match the house. An external stone stair with black iron railing gives access to a loft storage space above the garage. There is also a small store beneath the steps with an external door. All windows and door including the garage doors are proposed to be in cream upvc.
- 6.6 The proposed garage is detached from the proposed house. Drawing 209 66 A indicates that the garage building in terms of its height and mass will appear subordinate to the main house and complement it in terms of its design, materials and detailing. The position of the garage is also such that it will not appear prominent in the landscape but rather add to the loose group of buildings around Talbot Fold. The garage building is beyond the house when viewed from the road. It will be seen against the back drop of the substantial trees which grow along the bank of Bashall Brook. In views from the south it will be seen against the group of buildings a Talbot Fold which are at a higher level. All these elements ensure that it will not appear prominent in the landscape. The proposed garage building will be seen as an ancillary structure within a group of residential and former agricultural buildings.
- 6.7 The garage is capable of accommodating cars, grass mowing equipment, garden furniture, garden tools, solid fuel, etc., thus keeping the garden area tidy and free from domestic paraphernalia.
- 6.8 The proposed minor amendments to the design of the house include the removal of two small ground floor windows on the eastern gable, and the introduction of a roof light for bedroom 3 in the least visible roof slope, being lower than the main roof and not facing the road. The front porch on the southern elevation was previously of an open design with an arched entrance. This is now proposed to be glazed with a simple glazed entrance door. These alterations are minor and do not affect the overall appearance or character of the approved design of the replacement dwelling. The

proposed garage and minor alteration to the house meet the requirements of policies EN2, DMG1 and DME2.

Materials and landscaping

- 6.9 Planning permission 3/2016/0206 granted for the replacement dwelling included three conditions relating to materials and landscaping. The details of these conditions were discharged under permission 3/2016/0432. It is intended that the same details will apply to this revised application. Samples of materials have been submitted to the Council with this application.

Protected Species

- 6.10 The site itself is not designated as one having any wildlife / ecological value or significance or subject to any designation, either at the local or national level. The banks of the adjacent Bashall Brook are designated as an ancient woodland. The replacement dwelling is proposed to be built over the footprint of the existing dwelling which is well outside the boundary of the ancient woodland. Policy DME3 is satisfied.
- 6.11 There are no heritage designations or features of heritage interest relating to the site or in its vicinity. Accordingly, the proposal would result in no detriment to heritage interests.

7. CONCLUSION

- 7.1 The proposal is for a detached garage and minor revisions to the design for a replacement dwelling. Policy in the Core Strategy allows for such development, subject to consideration of various detailed matters. The key matter is design and landscape impact. The proposal would be of a design reflecting local traditions and would appear as a more appropriate feature in the local landscape than the existing development. The scale of the development is appropriate to the site and the setting within the landscape. No harm to the landscape will occur as a result of this development.