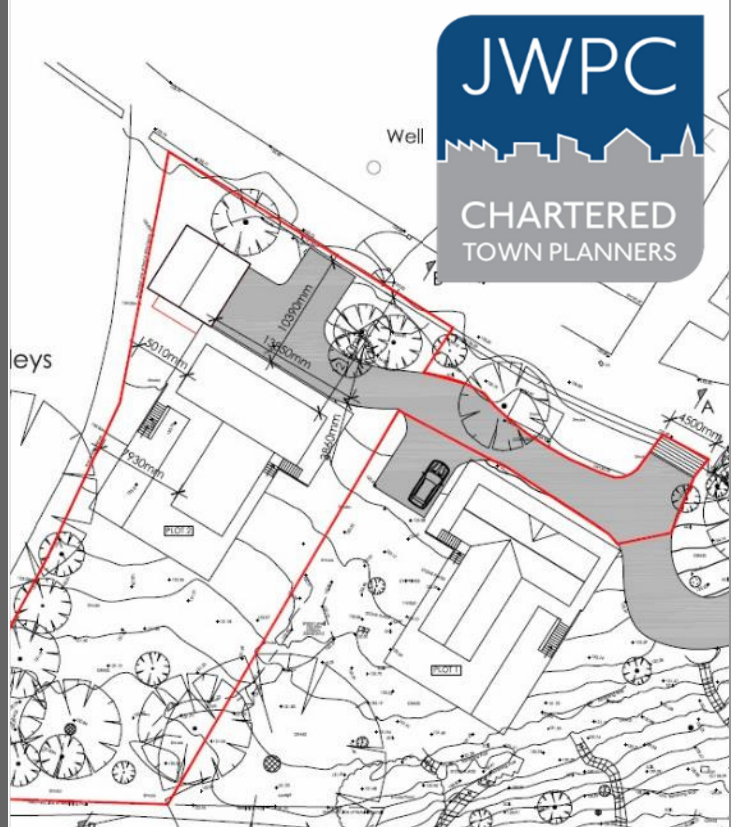


Land at 8 Hammond Drive Read

Application for Amended
House-Type and Erection of
Garage



Client: Atkinson Morley
Homes Ltd

Planning

Support

Statement

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1. Introduction

- 1.1 This Statement has been prepared in support of a planning application for an amended house type and the erection of a garage, to the land previously within the curtilage of Swiss Cottage, 8 Hammond Drive, Read. The site has been subject to a number of recent planning permissions which have established consent for three dwellings, in addition to the property named Swiss Cottage.
- 1.2 The following Chapters provide a review of the local setting, planning history and design principles to justify the proposed alterations in context of the Development Plan for the Ribble Valley Borough and the National Planning Policy Framework (NPPF). In addition to the statutorily required application forms, certificates and site location plan, this Statement should be considered alongside the:
- Existing and Proposed Plans prepared by Sunderland Peacock Associates Ltd;
 - Materials Sheet by Sunderland Peacock Associates Ltd;
 - 3D Visuals by Sunderland Peacock Associates Ltd;
 - Photographs of Similar Scheme by Sunderland Peacock Ltd;
 - Arboricultural Survey by Iain Tavendale;
 - Landscape and Visual Assessment by Yew Tree & Gardens.
- 1.3 Bearing in mind the Local Planning Authority's (LPA) duty to work proactively with applicants under Paragraph 187 of the NPPF, it is requested that the Agents (JWPC) are contacted in the first instance, should any further information be required to enable a positive assessment.

2. Application Context

2.1 The planning application site forms part of the former residential curtilage of Swiss Cottage, 8 Hammond Drive, within the village of Read. This land has been subject to a number of planning permissions since 2013, which establish consent for up to three dwellings. These include:

- Two dwellings through Permission Ref: 3/2013/0513 in October 2013; and
- A single dwelling through Permission Ref: 3/2014/0751 in February 2015.

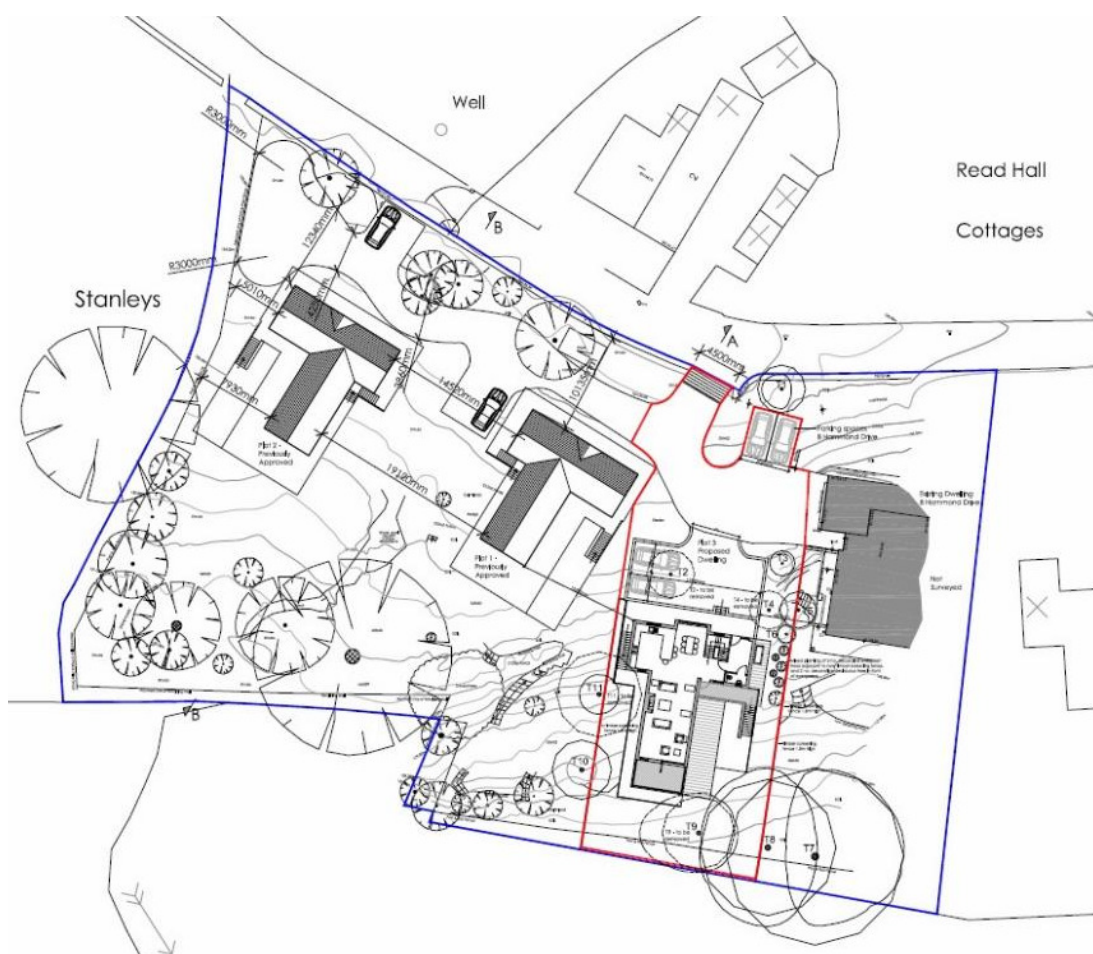


Figure 1: Extract of approved Site Plan under Permission Ref: 3/2014/0751, showing the three consented dwellings in relation to Swiss Cottage

2.2 The pre-commencement conditions tied to Permission Ref: 3/2013/0513 were successfully discharged in August 2016 (through Application Ref: 3/2016/0615) and development formally commenced in September 2016. Permission Ref: 3/2014/0751 remains extant and is also likely to be subject to an application to discharge the outstanding pre-commencement conditions.

3. Proposals

- 3.1 Atkinson Morley Homes Ltd (the Applicant) purchased the current planning application site following the commencement of development. Prior to continuing with the development, they have considered it necessary to secure sensitive alterations to the design which improve its saleability and attractiveness.
- 3.2 The application has been submitted together with the plans approved by Ribble Valley Borough Council under Permission Ref: 3/2013/0513 and those now proposed, to enable a direct comparison of the alterations sought under the current application. No alterations are proposed to the footprint, general layout of the dwelling or the majority of materials.



Figure 2: Extract of the 3D Visuals, submitted with the planning application

- 3.3 Amendments are focused towards the design of the roof, which has led to a minor increase in the height of 1026mm to the north-east elevation and 1013mm to the south-west elevation. This enables the provision of further areas of glazing at higher levels, which will increase the availability of natural light and amenity of future occupants. The roof will feature standing seam zinc, as shown on the submitted materials plan.

- 3.4 A double garage is proposed to the west of the plot, which has a height of 2800mm to eaves and 2900mm to ridge. The proposed garage will draw upon materials to match those of the dwelling.



Figure 3: Extract of the 3D Visuals, submitted with the planning application

4. Planning Policy

- 4.1 Under the 2004 Planning and Compulsory Purchase Act, planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Ribble Valley consists of the Core Strategy which, in addition to strategic policies, includes a number of Development Management policies. Relevant national planning policy is contained within the National Planning Policy Framework (NPPF).

Ribble Valley Core Strategy

- 4.2 Through Key Statement DS2, the Council commits itself to carrying forward a positive approach towards development which reflects the 'presumption in favour of sustainable development' contained within the NPPF. It states that planning applications that accord with the policies of the Development Plan will be approved without delay.

- 4.3 Policy DMG1 requires all developments to meet a number of criteria including (inter alia):

- Have a high standard of design;
- Be sympathetic to existing and proposed land uses;
- Be acceptable in traffic, access and parking terms;
- Be acceptable in terms of day-lighting and privacy;
- Be acceptable in terms of the natural and built environment;
- Achieve efficient use of land and buildings;
- Show consideration of the layout, density and relationship between buildings.

- 4.4 Policies DME1 and DME2 accord material weight to the impact of development on important trees. Applicants are expected to consider this impact through good design and the submission of an arboricultural survey.

National Planning Policy Framework (NPPF)

- 4.5 The 'Golden Thread' running through the NPPF is one of a presumption in favour of sustainable development which should be adopted in the plan-making and decision-taking processes. For 'decision-taking' this means approving developments that accord with the Development Plan.

4.11 The NPPF includes a list of 12 core land-use planning principles that will underpin plan-making and decision-taking. Amongst others it includes the following:

- Planning should not simply be about scrutiny but *‘instead be a creative exercise in finding ways to enhance and improve places’*; and
- Seeking high-quality design.

4.6 The document makes it abundantly clear that the Government ‘is committed to ensuring that the planning system does everything it can to support sustainable economic growth’. It also states that ‘significant weight should be placed on the need to support economic growth through the planning system’ (Para 18).

4.7 Under Paragraph 56, the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

5. Planning Considerations

Principle of Development

- 5.1 The current application seeks consent for alterations and the erection of a garage, relating to a dwelling previously approved by Ribble Valley Council under Permission Ref: 3/2013/0513. Development has commenced with the benefit of all pre-commencement conditions having been discharged. The development has been formally implemented and no objections can be raised by the Local Planning Authority to the principle of development. Valid material considerations relate purely to aspects of the proposed design.

Visual Appearance

- 5.2 Proposed alterations relate only to design of the roof, which instead of open gables (as previously approved) is proposed as two, connecting lean-to slopes. The design has led to a minor increase in the roof heights of 1026mm to the north-east elevation and 1013mm to the south-west elevation. In turn, this has enabled the provision of higher level windows to the south which maximises the natural light into the property and improves the amenity of future occupants. The originally approved use of natural slate will be replaced with standing seam zinc, which has been used successfully elsewhere in development proposals and has received praise from decision-takers.
- 5.3 There is no proposed increase to either the footprint of the building or the floorspace provided. It will consequently appear comfortable within the plot and the Local Planning Authority's positive assessment of Permission Ref: 3/2013/0513 stands as an important material consideration in favour of the development.
- 5.4 The overall design draws influence from a scheme which was approved in 2012 and subsequently constructed within Silverdale, which forms part of the Arnside & Silverdale Area of Outstanding Natural Beauty. Bearing in mind the higher level of protection attributed to designated landscapes under the NPPF, this approval demonstrates agreement that the appearance, scale and mass represents good design. A number of photographs of this finished property have been submitted with the current application to further provide the Local Planning Authority with an indication of the finished appearance of the dwelling, as now amended.

- 5.5 In support of the amendments to the dwelling, the planning application has been submitted alongside an assessment of the Landscape and Visual Impact of the proposal, taking into account both development under construction and with planning consent. It concludes that:

Based upon the information available and the supplied development layout/design for the previous and current proposals we are of the opinion that any development of Plot Two [the planning application site] would have a minor impact upon the landscape character of the area surrounding the site. We have formed this opinion due to the number and density of existing residential dwellings within 500 metres of the site, with these existing dwellings forming a nearly continuous belt around the East and North of the field 'Hammond Ground'.

The expected impacts of the revised design would not represent an increase in magnitude of effect over that which would be expected to be created by the design of the consented dwelling. Whilst we have not undertaken a survey of individual receptor points it is evident from the available information that receptor points are limited in number and are likely to be mainly comprised of transient receptors with partial or glimpsed views of the site. The existing dwellings, topography of the surrounding landscape and the distance to receptors would be likely to reduce potential impacts to a magnitude that would be reversible with even limited mitigation planting.

The negligible increase in the mass of the proposed dwelling design over that previously consented combined with existing screening, potential planting and distance from receptor points combine to maintain visual and landscape impacts at the same level as those created by the previous design of Plot Two.

We are of the opinion that landscape impacts would be likely to be in the 'minor adverse to negligible' category and that the visual impacts would be in a similar range with an opportunity to reduce both landscape and visual impacts further by 15 years post development with a minimal planting of screening vegetation.

- 5.6 This positive assessment represents a significant material consideration in favour of the development. The proposed alterations promote good design which is consistent with both the criteria of Core Strategy Policy DMG1 and the provisions of the NPPF. The application should be supported.

Private Amenity

- 5.7 No alterations are proposed to the internal layout of the dwelling, or location of eye-level openings serving either the lower or upper ground floors. This layout was specifically designed under Permission Ref: 3/2013/0513 to ensure that future occupants of the dwelling and those of neighbouring properties maintained a good quality of private amenity. Indeed, the permission's positive assessment stands as a credit to the project architect's drive to promote good design.
- 5.8 Moreover, the proposed garage has been specifically located where it is adjacent to the porch. In this position, the garage is both accessible and prevents an unreasonable degree of overbearingness of habitable room windows. Since the main focus of windows and key rooms are located to the south, where they will benefit from maximum sunlight and views, the proposed garage will not generate overshadowing. The application is consistent with the relevant criteria of Core Strategy Policy DMG1 and Chapter 8 of the NPPF.

Arboricultural Impacts

- 5.9 Since there is no increase to the built footprint of the dwelling, it will not generate any further impact on surrounding trees. Indeed, a scheme for the removal of a number of trees and landscaping was approved as part of an application to discharge pre-commencement conditions under Permission Ref: 3/2016/0615.
- 5.10 The proposed garage will fall within relatively proximity of trees marked as T19 and T20 on the Arboricultural Survey by Iain Taverndale. Nevertheless, T19 was assessed as a Tulip Tree of low quality, which was recommended for felling and replanting. The replanting can take place following the erection of the garage. Thus, there is no harm to the amenities of the area.
- 5.11 T20 which was assessed by Iain Taverndale as Category U. I.e. it has very low vitality, is expected to die early and has a very limited life expectancy. The proposed garage is to be located on land which, under the existing approved plans is to be subject to a large area of hardstanding. The construction of the garage will in fact reduce the area of hardstanding, as shown on the site plan, thus lessening the impact on an adjacent tree which in any event is likely to die and be removed within the near future.
- 5.12 On the above basis, the planning application is consistent with requirements set under Core Strategy Policies DME1 and DME2.

Access and Highways

- 5.13 The dwelling subject to the current planning application site will continue to be accessed from the main driveway from Hammond Drive. No alterations are proposed to this element of the scheme.
- 5.14 Future occupants of the proposed dwelling will continue to benefit from two spaces within to the newly established hardstanding and further spaces within the garage. The hardstanding will continue to enable the manoeuvring of private vehicles within the site, so that both ingress and egress onto the highway can be achieved in a safe, forward gear. It is therefore acceptable in traffic, access and parking terms, in accordance with Core Strategy Policy DMG1 and Paragraph 32 of the NPPF.

6. Summary and Conclusions

- 6.1 This Statement has been prepared in support of an application to secure amendments to a residential plot established under Planning Permission Ref: 3/2013/0513, located within the former curtilage of Swiss Cottage, 8 Hammond Drive, Read. An application to discharge the pre-commencement conditions tied to the permission was approved under Permission Ref: 3/2016/0615 and development has formally commenced. Following purchase by the current Applicant, it has been considered necessary to secure a number of alterations to the design of the roof, which improves the attractiveness of the dwelling and increases the level of natural light afforded to the south-east elevation. The provision of a private garage will improve functionality.
- 6.2 No alterations are proposed to the footprint of the building, the level of floorspace provided by the dwelling, the internal layout, provision of eye-level openings and general use of materials. As such, the Local Planning Authority's previous assessment under Permission Ref: 3/2013/0513 stands as a material consideration in favour of the density, amenity of future occupants and appearance.
- 6.3 In addition to the proposed plans, the application is accompanied with a number of 3D visuals and photographs of a very similar scheme that was approved and constructed within the Arnside & Silverdale Area of Outstanding Natural Beauty. Together, these provide the Local Planning Authority with an indication of how the scheme promotes good design through an attractive appearance, scale and use of materials.
- 6.4 The application is moreover accompanied by a Landscape and Visual Assessment, which considers the impact of the development on visual amenities in the locality. Taking into account consented development and that which is under construction, the assessment concludes the amendments to the dwelling and the erection of the garage would have a minor to negligible impact on the landscape.
- 6.5 The location of the proposed garage has been specifically designed so that it does not lead to overbearingness or losses of natural light to habitable rooms within the dwelling. A selection of materials have been chosen which maintains its consistency with the main dwelling.
- 6.6 By maintaining the footprint of the existing dwelling, there will be no more impact on surrounding trees, a number of which have already been earmarked for removal under the Arboricultural Method Statement approved as part of the discharge of conditions application. Whilst the proposed garage will be located within proximity of the trees marked as T19 and T20, these are either recommended to be felled and replaced following completion, or of a poor quality with very limited life expectancy

and amenity value. Indeed, the reduction in the amount of hardstanding within the curtilage of the dwelling as a result of the construction of the garage will reduce potential impacts on tree roots. There is a net gain in terms of considerations against Core Strategy Policies DME1 and DME2.

- 6.7 The provision of a garage will provide further parking spaces within the plot, in addition to the two established within the previously approved areas of hardstanding. Manoeuvring space will be maintained to promote safe vehicular ingress and egress from Hammond Drive.
- 6.8 In light of the above, the planning application is consistent with the Key Statements and Policies which comprise the Development Plan for the Ribble Valley, as well as the provisions of the National Planning Policy Framework. It is trusted that planning permission will be approved for the proposed alterations 'without delay'.
- 6.9 However, if the Local Planning Authority requires any further information then JWPC Limited should be contacted immediately, so that this can be provided within the time-scales set for determination.

JWPC Ltd

February 2017