

2018

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Detailed planning submission for erection of a Two storey self-contained residential annexe to include a private garage at 2 The Cottages, Mitton Road, Whalley. BB7 9JY

Prepared by Trevor Hobday MRTPI

30 August 2018

# PLANNING SUPPORTING STATEMENT

# Planning Supporting Statement

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## 1 Introduction

- 1.1 This statement has been prepared in support a planning application made to Ribble Valley Borough Council for the development as set out in the application and supporting plans.
- 1.2 In preparing this statement, reference has been made to the current Development Plan and the relevant polices applicable to this development and to the submitted drawings. The National Planning Policy Framework (2018) is also a material planning consideration.
- 1.3 There have been pre-application discussions with the Planning Authority under reference RV/2017/ENQ/00139 and dated 6 February 2018.

## 2 Planning History

- 2.1 There is no recent or relevant planning history attached to the application site.

## 3 The Development Plan

- 3.1 In preparing this planning submission and the supporting evidence, the applicant's advisors have paid full regard to development plan policies which are considered to be the most relevant against which to assess the proposal. The policies are listed below. Where relevant, each policy is assessed against the criteria set out in the Design/Access element of this supporting statement. There are no other policies relevant in any consideration of this submission. Further, in addressing the aims and objectives of ministerial and development plan policy, the applicant has had regard to the opinions expressed in the pre-enquiry response

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

<i>Key Statement DS1</i>	<i>Development Strategy</i>
<i>Key Statement DS2</i>	<i>Sustainable Development</i>
<i>Key Statement EN2</i>	<i>Landscape</i>
<i>Policy DMG1</i>	<i>General Considerations</i>
<i>Policy DMG2</i>	<i>Strategic Considerations</i>
<i>Policy DME2</i>	<i>Landscape and Townscape Protection</i>
<i>Policy DMH5</i>	<i>Residential and curtilage extensions</i>

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## **National Planning Policy Framework (2018)**

*Chapter 2 achieving sustainable development*

*Chapter 5 delivering a sufficient supply of homes*

*Chapter 8 promoting healthy communities*

*Chapter 11 making effective use of land*

*Chapter 12 achieving well designed places*

## **4 Appraising the Context**

- 4.1 Assessment – The site currently forms part of the existing residential curtilage to 2 The Cottages, Mitton Road, Whalley. The application site is previously developed and brownfield. Further, the site of the proposed development is that considered under the pre-application enquiry.
- 4.2 The detailed plan/s prepared by Peter Hitchen Architects Ltd set the full context. It is proposed to provide a modest two storey extension that will be physically attached (and set down) to the large double garage previously approved by the planning authority. Development of the site in the manner proposed is considered sustainable and makes the most efficient use of land on this previously developed and brownfield site
- 4.3 In assessing the proposal, the development plan is a material consideration. The relevant policies have been considered and referred to in putting together this statement and the planning application.
- 4.4 In appraising the overall context, it is submitted that the proposal is now fully supported by the policies of the development plan. Further, the proposal meets all the objectives set out in the National Planning Policy Framework (2018). The proposal now seeks consent for the erection of an annexe to be used solely as a residential annexe to the main dwelling by the applicant's In-Laws. All the land is under the ownership and control of the applicant.
- 4.5 There are very specific medical reasons for the need and use of the annexe. A separate statement is submitted by a medical practitioner and forms part of this application; it constitutes a material consideration. The architect has demonstrated that the proposed siting is effectively the best place for the extension annexe because it cannot go anywhere else on the site; The application site is not visible from any public vantage point except from within the industrial estate; it is not visible from Mitton Road nor any adjacent dwelling.

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- 4.6 In terms of the overall principle of the development, it is submitted that the annexe and its use thereof fully complies with the requirement of ministerial and development plan policy

### **Design Principles**

- 4.7 The application plans demonstrate the overall design philosophy; the annexe is totally subservient to the host building which is a double garage; the design and external appearance is completely in keeping both with the host building and the adjacent dwelling. Further, it must be acknowledged by the planning authority that the only means of access to the site is through the recently developed industrial estate. Indeed, it is only from within this industrial estate that you can actually see the site and view the double garage.

### **Amount**

- 4.8 The architect has taken on board fully, the comments made by the planning case officer when dealing with pre-application enquiry.
- 4.9 The annexe can only be located in the position as indicated on Plan. Such a location has the least impact upon both the overall character of the area and the living conditions not only of the occupiers of the annexe, but also those living in the adjacent property. Further, this allows for an integrated design of the new building ensuring not only that it blends in with the adjacent urban form but with the area generally.
- 4.10 In reconciling the amount of new development and ensuring that it is both economically viable and proportionate to the level of existing development on site, the applicant has had full regard to the requirements of National Planning Policy Framework as set out above in section 3. These permissive policies lend support to proposals for this form of development but in so doing, not only should the development be of an appropriate scale for the particular area and circumstances, but the development should not adversely affect either the character of the area or the living conditions of existing and prospective occupiers. The proposal meets these policy objectives.

### **Layout**

- 4.11 The siting of the annexe can only go in the position as clearly indicated on the submitted plan.
- 4.12 The site is flat. There are no external features or significant changes in ground level that would pose any restriction upon the safe movement of people through and around the site. All utilities would have open access to the site at all times as would the Emergency Services.

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4.13 In seeking to achieve an appropriate layout for all aspects of the development, relevant planning policy has been carefully considered. Externally, the development will match the design and character of the existing site and replicate the local vernacular architecture. Equally, in the wider context, the development will sit comfortably in the surrounding landscape. It is neither visually intrusive or out of character with other buildings in the locality. Further, in the context of the Development Plan, the proposal will have no unacceptable impact upon the amenity of adjacent or surrounding uses. In addition, the proposed development is wholly inclusive. It has been designed to meet the very latest requirements for buildings of this type and there is unrestricted access to all parts of the development for all sections of society whether able bodied or otherwise. The development meets the requirements of this policy in this regard. As this application is in outline, the planning authority can impose relevant planning conditions that effectively control this element of the development.

### **Scale**

4.14 Given that the site is generally flat and situated within, but at the edge of, a new industrial development, the overall scale of the proposed development has little, if any impact upon the overall character of the immediate locality. The scale of the development fits neatly into the site. In this context the NPPF is relevant and supports the development. Further, it meets all of the criteria set out in the policy with regard to layout, design, landscaping and access. The proposal does not unacceptably affect the overall character of this part of the urban area, a fact accepted by the case officer when dealing with the earlier pre-application enquiry.

### **5. Access**

5.1 There are two components to the question of access: the internal arrangements and inclusivity; external access around the site and onto the surrounding highway infrastructure. Internally, the plans demonstrate the layout which is accessible to all parts.

5.2 There is no disruption whatsoever to the means of access either to the site from Mitton Road or within the residential curtilage

5.3 In the context of ministerial and development plan policy, there is no conflict with the stated objectives with regard to access

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## **6 Design Solution**

- 6.1 The overall design is complimentary to the host building and adjacent cottage, the annexe is totally subservient and matches the house and garage in it's materiality. There is no adverse impact upon the character of the immediate locality. Planning policy is not compromised in this regard.

## **7 Access Solution**

- 7.1 Safe and inclusive vehicular access for all users of the site can be achieved. The development will not prejudice highway safety and accords with the requirements of planning policies referred to above.

## **8 Summary**

- 8.1 This supporting statement has been prepared following an analysis of the case officer's report and subsequent advice following the pre-application enquiry. Further, the current development plan policies as identified and the NPPF as reviewed and amended in July 2018 have also been considered. This application addresses all the issues identified.
- 8.2 The proposal seeks consent for a self-contained annexe for use as ancillary accommodation for which there is a totally justified medical need.
- 8.3 The proposal meets the requirements of Ministerial and Development Plan policy.

Trevor Hobday MRTPI

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