
Land to the
rear of
Overdale ,
Calfcote Lane,
Longridge,
Ribble Valley.

Erection of
detached
dwelling - Full
Application

**Planning Statement
incorporating Design
and Access Statement**

September 2018

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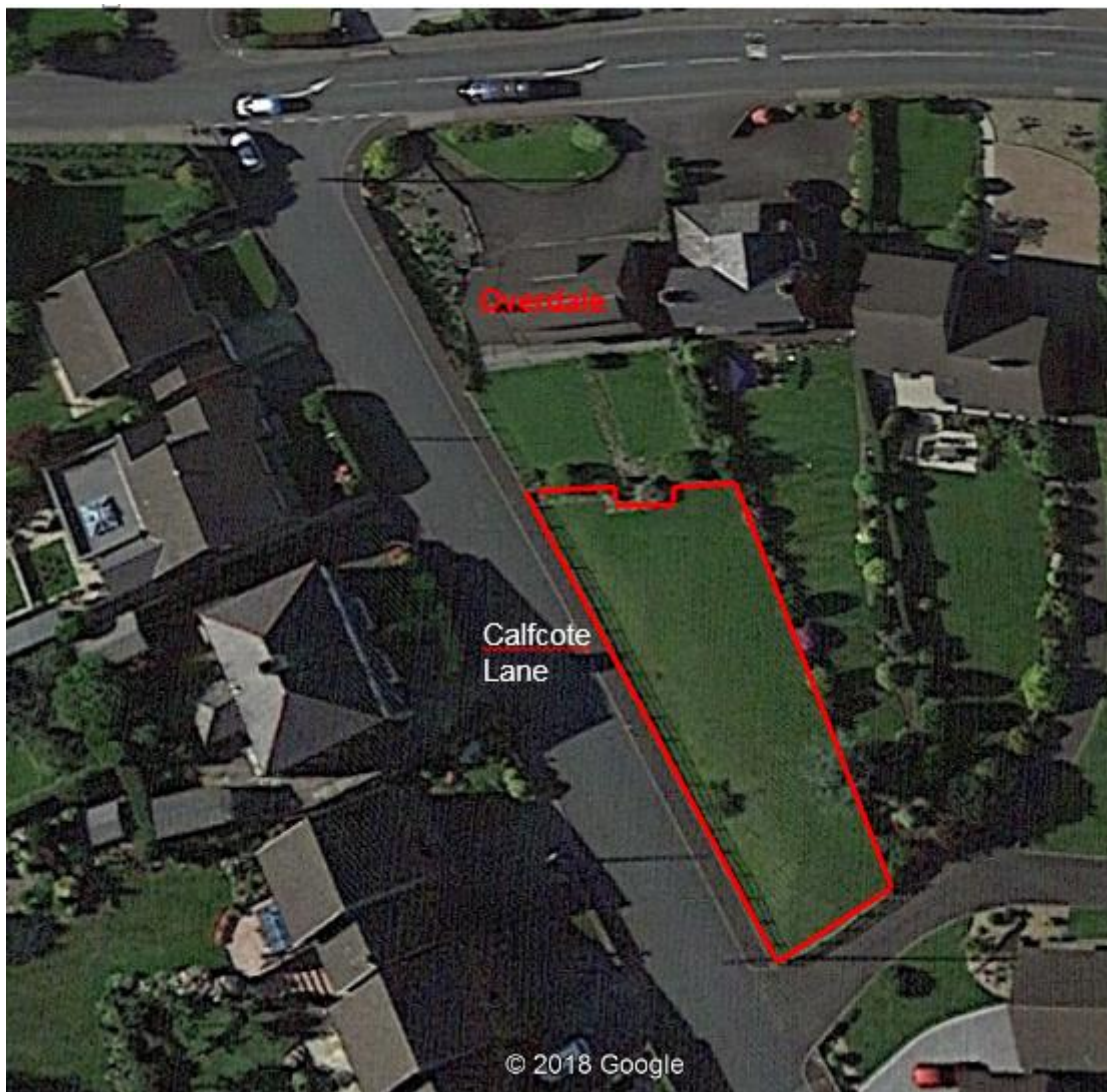
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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany a planning application by Mr P. Holden to Ribble Valley Borough Council for the erection of a detached dwelling within the large garden to the rear of Overdale, Calfcote Avenue, Longridge.
- 1.2 The statement describes the proposed development, considers its impact in terms of development plan objectives and policy and sets out the case for its approval having regard to those policies and other material considerations.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site has a wide frontage of some 37 metres to Calfcote Lane but is of limited depth reducing from a maximum depth 15 metres at its northern boundary to 10 metres at its southern boundary. The overall size of the plot is approximately 0.05 hectares.



Google Maps Aerial View of Site (approximate extent in red)

- 2.2 Calfcote Lane is located on the southern side of Longridge just a short walk from its shopping and other facilities on Berry Lane and local bus services.
- 2.3 It slopes quite steeply southwards affording south facing properties and pedestrians with extensive views over the Ribble Valley.



2.4 There are properties of a variety of ages and designs in the vicinity of the application site.

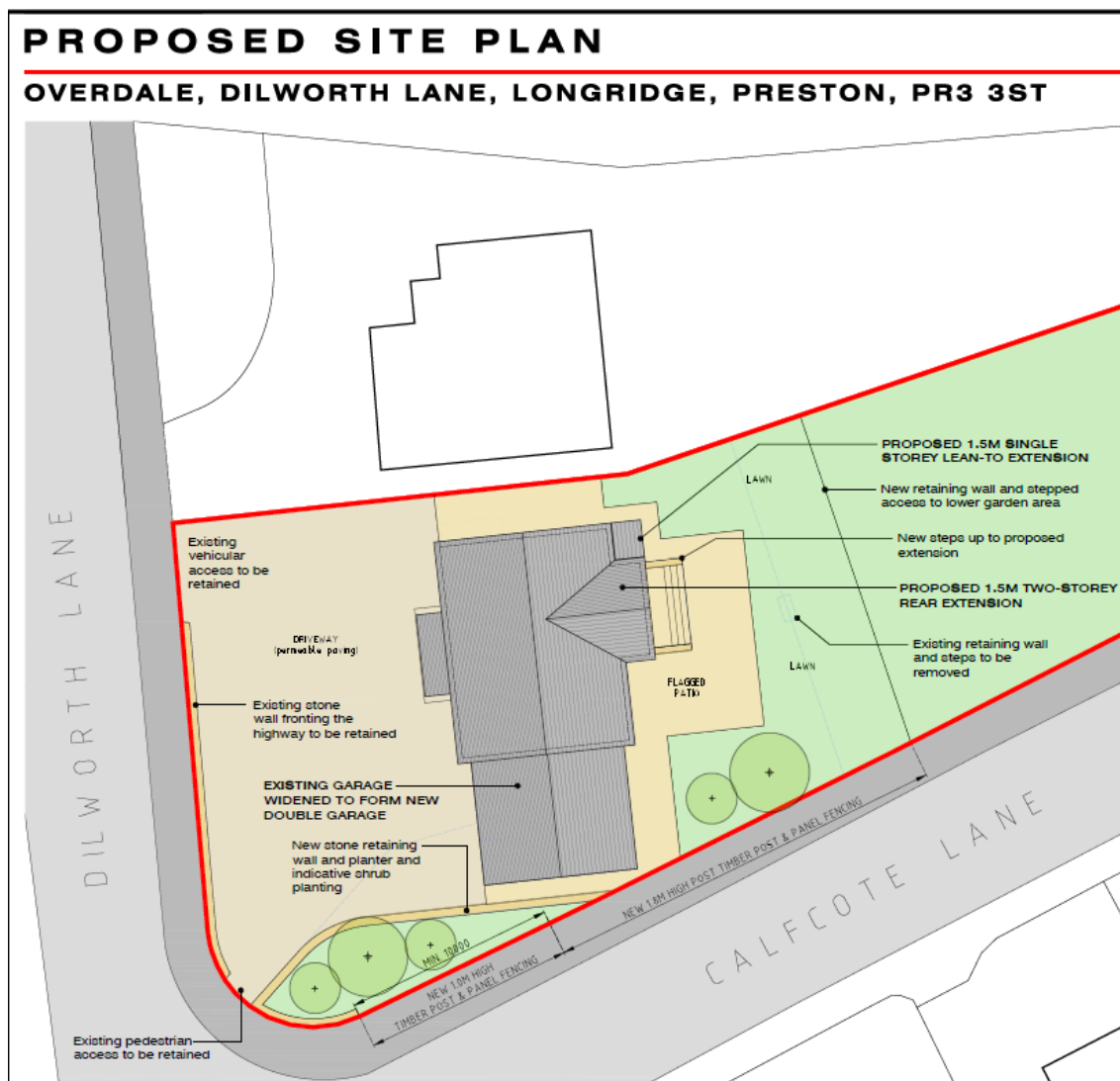


3.0 PLANNING HISTORY

3.1 Planning permission was granted earlier this year (3/2018/0579) for improvements to the existing property as follows:-

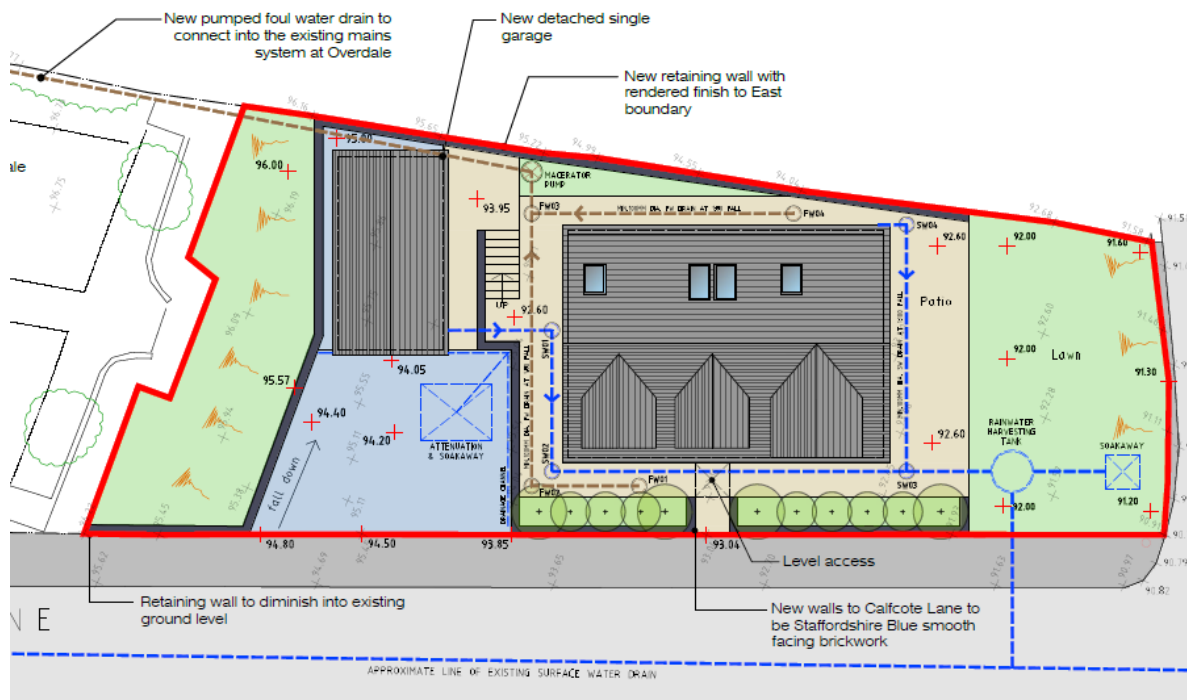
- DEVELOPMENT PROPOSED:**
- Raising of existing roof height to form two-storey dwelling
 - Two-storey rear extension
 - Single storey rear (lean-to) extension
 - Widening of existing single garage to form double garage
 - Existing roof height (pitch) to be lowered

AT: Overdale Dilworth Lane Longridge PR3 3ST



4.0 THE PROPOSAL

- 4.1 It is proposed to erect a 2 storey dwelling with detached garage on the unused rear portion of the garden to Overdale fronting Calfcote Lane.

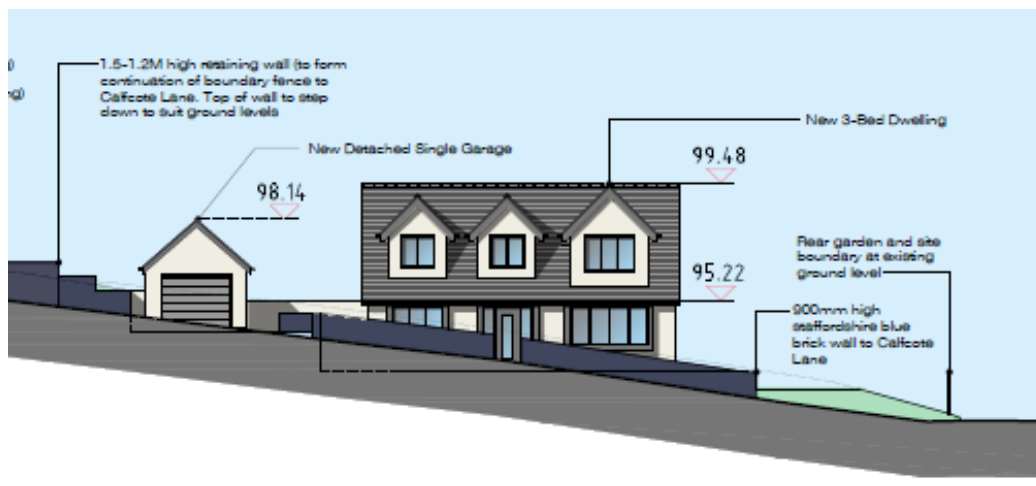


- 4.2 The application site slopes significantly down and towards Calfcote Lane will involve some ground excavation to establish a level site.

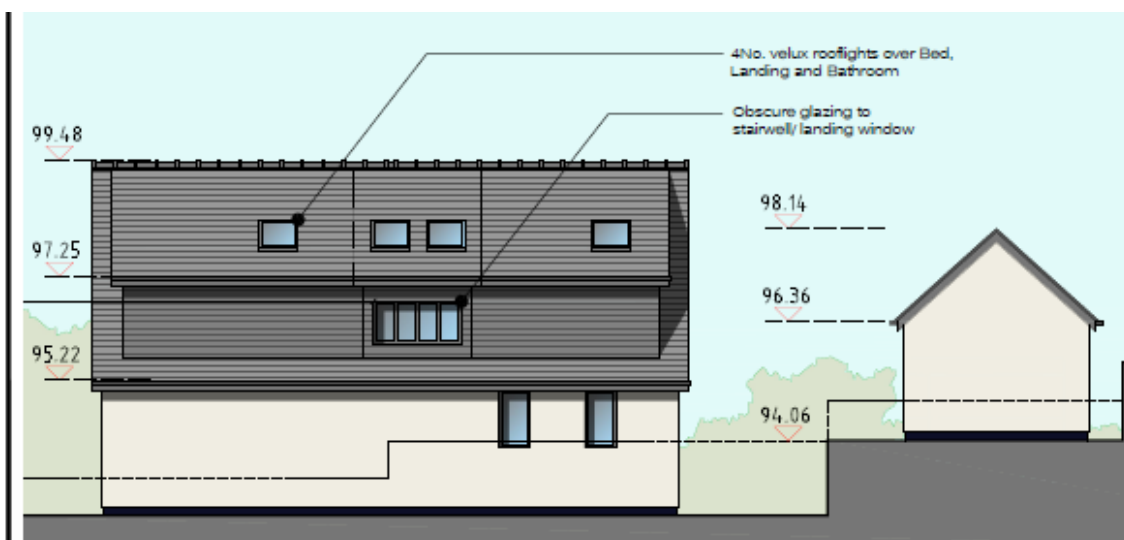
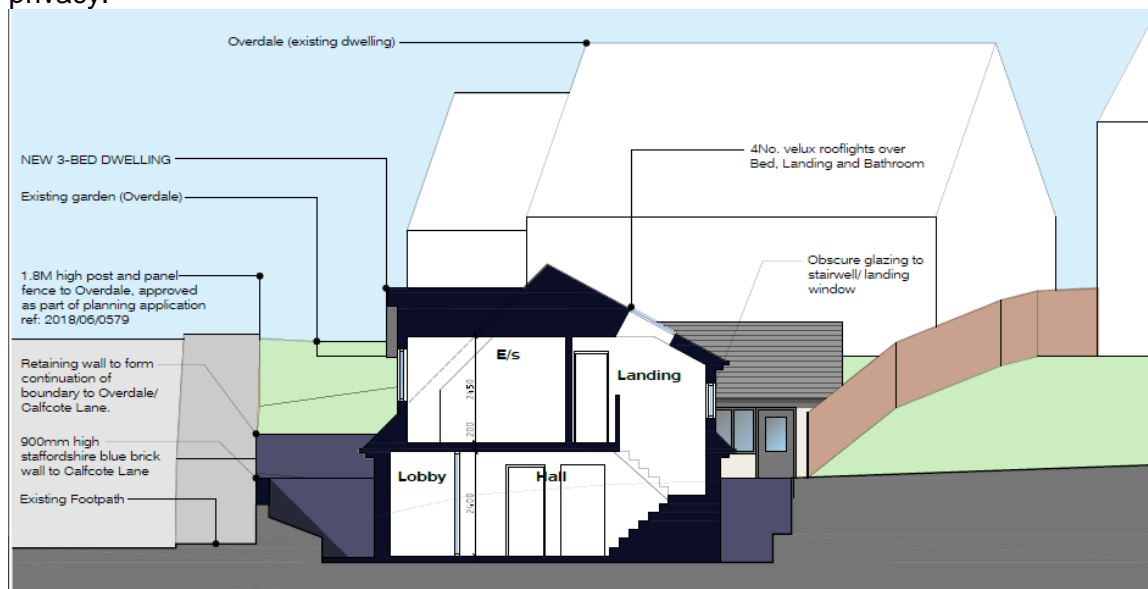


Planning Statement – Full planning application for erection of detached dwelling on land to the rear of Overdale, Calfcote Lane, Longridge.

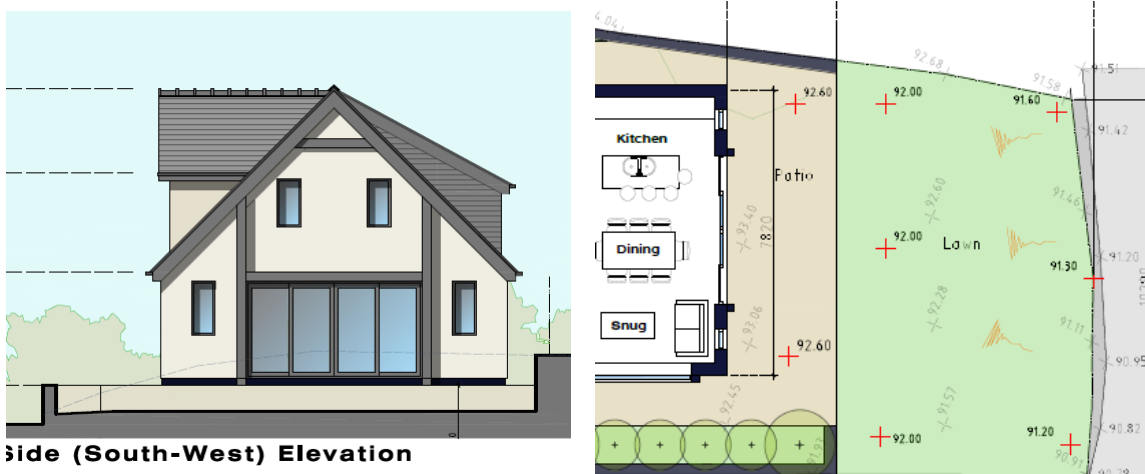
- 4.3 The proposed dwelling will provide a 3 bedroomed family property in the style of a dormer bungalow with garage and 2 additional off-street spaces.



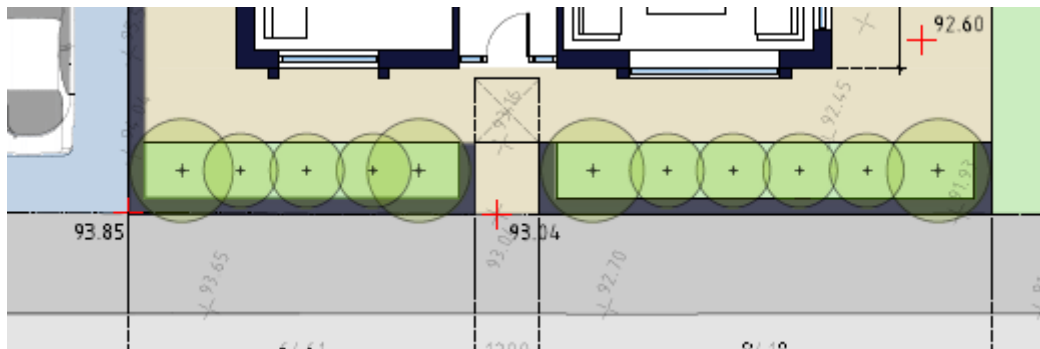
- 4.4 The rear elevation is designed to reduce the mass of the development when viewed from the rear portion of the adjoining garden and to eliminate any risk of overlooking/loss of privacy.



- 4.5 The dwelling and garage will be of an attractive contemporary design using rendered walls, dark grey double glazed powder coated aluminium windows and external doors and a natural slate roof. Patio doors are incorporated into the south west elevation to provide access to a patio and the main garden/sitting area.



- 4.6 New walls in blue brick will enclose much of the property and form a retaining wall to the rear boundary and to the elevated grassed area north of the garage and surfaced forecourt parking area. Planting will be undertaken behind the 900 mm wall to the front of the property itself.



- 4.7 The building will be constructed to achieve energy efficiency levels equivalent to Level 4 in the now superseded Code for Sustainable Homes. This will be achieved through the adoption of best practice construction methods meeting and exceeding the requirements of the Building Regulations including
 - Insulation delivering an enhanced U value relative to minimum BR Provisions.
 - Energy Efficient double glazed doors and windows, sealed and draft proofed.
- 4.7 The applicant is happy to agree to a condition on planning approval requiring the submission of full details including Standard Assessment Procedure (SAP) calculations prior to commencement
- 4.8 Sewage will be macerated and pumped up to connect into the existing mains system at Overdale

- 4.9 Drainage of surface water into the public drainage system from the building and hard surfaced areas will be reduced and attenuated through soakaways and a rainwater harvesting tank.

5.0 DEVELOPMENT PLAN POLICY

5.1 The Development Plan for the area is the Ribble Valley Core Strategy.

5.2 Policies relevant to consideration of this application are

DS1: DEVELOPMENT STRATEGY

DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

DS3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

H1: HOUSING PROVISION

DMG1: GENERAL CONSIDERATIONS covering design, access, amenity and environment.

DMG2: STRATEGIC CONSIDERATIONS

DMG3: TRANSPORT AND MOBILITY

DME6: WATER MANAGEMENT

5.3 Compliance with these policies is covered in section 7 below Planning Assessment

6.0 NATIONAL PLANNING POLICY

6.1 The National Planning Policy Framework (revised July 2018) states that planning decisions should promote an effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions (para 117). It also highlights the Government's objective of significantly boosting the housing supply (para 59)

6.2 Whilst it repeats the statement in the original 2012 NPPF (para 70) that *plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*, Ribble Valley's Policies, which postdate the NPPF, do not include such provision (and in any event the proposed development is not considered inappropriate or harmful).

7.0 PLANNING ASSESSMENT

General Principle of Development

7.1 There can be no doubt over the acceptability of housing development in this general location. The proposal fully supports the development plan strategy (DS1) to concentrate development within the Principal Settlements of the Borough of which Longridge is one, and in so doing complies with Policy DMG2. It makes a contribution albeit modest to the Boroughs housing supply (H1) in line with the Governments objective of boosting the supply of homes and is a highly sustainable location for development being close to local facilities, bus routes and stops (satisfying the access provisions of DMG1). It is in accordance with national policy to make effective use of land, making use of an underutilised garden area that is surplus to the requirements of the main property

7.2 Having regard to the relevant development plan policies, the main issues for consideration relate to the form of development, its impact in terms of design,

amenity and environment and the manner in which it addresses requirements in respect of sustainable building design, foul and surface water drainage, and provides for access/car parking.

Design and Appearance

- 7.3 The layout and design has taken on board concerns expressed by the immediate neighbour. It has carefully considered the local context and made use of the steeply sloping site to accommodate the proposed dwelling in a manner that respects the design principles of DMG1, fits well within its surroundings, and considers fully the relationship between buildings and associated amenity considerations.
- 7.4 The proposals are for a property of an attractive contemporary high quality design that will not detract from the character of the area (that itself incorporates a wide range of house types, including bungalows and different materials).

Access and Car Parking

- 7.5 The proposal provides a single garage and 2 forecourt car parking spaces - fully adequate to meet the requirements of the proposed 3 bedroom property. The spaces will be accessed from a dropped kerb onto Calfcote Lane in a location that poses no risks in terms of safe access and egress to the site.

Amenity

- 7.6 The curtilage of the proposed dwelling leaves a more than adequate garden area to Overdale that is as large as that to other properties on Calfcote Lane and as on many current new-build developments. The new property will have an attractive albeit modest south west facing grassed amenity area of its own at the foot of the site.
- 7.7 The proximity of the rear elevation of the building to the garden of the adjoining property has been carefully considered in the design. With the change in levels this will appear as little more than single storey height and the fenestration designed to prevent any possibility of overlooking.
- 7.8 There are no amenity impacts on properties opposite or further south on Calfcote Lane. The fall of the site and the form of development proposed will have no significant impact on the extensive views enjoyed across the Ribble Valley from the public highway or from the gardens or windows of existing properties (national planning policy does not in any case provide any basis for the protection of the latter).

Environment

- 7.9 The applicant has consulted the neighbour and the excavation of the site will be undertaken as far as possible to minimise any impact on the established conifer and shrubs close to the rear boundary between the application site and his

- 7.10 Should it not prove possible to retain the vegetation along this boundary then compensatory replacement planting will be undertaken.
- 7.11 The proposed planting to the front of the proposed dwelling behind the low brick wall will provide a green edge, softening the appearance of the development when viewed across Calfcote Lane. It will also increase biodiversity on what is currently a bland grassed area.

Foul and Surface Drainage

- 7.12 The proposals plans show how this will be managed in accordance with the requirements of Policy DME6. For surface water drainage these include a rainwater harvest tank and 2 soakaways as sustainable alternatives to the public drainage system.

Sustainable Construction

- 7.13 The Development Plan only makes general reference to sustainable construction in Policy DMG1 as opposed to setting out specific requirements. As set out in Section 4 the proposed development will exceed the minimum requirements the Building Regulations.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 The application proposals represent modest infill development in a highly sustainable development location, close to local services and public transport.
- 8.2 The development will bring a currently unused garden area into positive use, introducing a 3 bedroom property of an attractive, high quality design that will contribute positively to the character of the area and make a modest contribution to the housing supply, without in any way impacting adversely on the amenity enjoyed by existing residential properties in the vicinity of the application site.
- 8.3 It accords fully with all aspects of development plan policy and the recently revised NPPF. No other material considerations have been identified to suggest that the application should be determined other than in accordance with the Development Plan and it is respectfully submitted that in line with Core Strategy Key Statement DS2 the application should be approved without delay.

**TB Planning
September
2018**