


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2018/1116	 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	24/01/19	
Officer:	RM	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed construction of new 5 bedroom dwelling within the curtilage of 98 Ribchester Road, following the demolition of existing stone building
Site Address/Location:	98 Ribchester Road, Clayton Le Dale BB1 9HQ

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No highway objection subject to conditions and the proposal would require some highway works as part of a section 278 agreement.	
United Utilities:	
No objection subject to conditions	
CONSULTATIONS:	Additional Representations.
One letter of objection has been received from the adjacent property and the points raised in the objection are summarised below:	
<ul style="list-style-type: none"> • Scale, appearance and design of dwelling; • The proposal encroaches onto un-adopted land at the front which is not owned by the applicant; 	

RELEVANT POLICIES:
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 EN5 – Heritage Assets
Key Statement DMI2 – Transport Considerations
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework (NPPF)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Location/Address:

The application site relates to a plot of land situated between the residential dwellings at 94 and 102 Ribchester Road in Clayton-Le-Dale. The plot currently contains a redundant building which has its own address point of 98 Ribchester Road and is physically attached to a single storey side extension of 94 Ribchester Road. The two storey building is of random rubble sandstone construction, with its east gable elevation rendered and painted, and has a stone slate roof. The building is of considerable age and appears on the 1848 historical map. The remainder of the site consists of a mixture of both hardsurfacing and overgrown vegetation, with a timber gate providing access off Ribchester Road.

The site is located within the settlement boundary of Wilpshire although the open fields beyond the northern boundary are defined as green belt. To the west of the site is the detached dwelling of 102 Ribchester Road and to the east is a row of five adjoining roadside cottages (86 to 94 Ribchester Road). To the south runs the highway of Ribchester Road (B6245).

Description of Proposed Development:

The application seeks consent to demolish the existing building and erect a detached two storey dwelling on this plot of land. The proposed dwelling would be positioned to the north west of the existing building to be demolished and therefore would be set further back from the highway of Ribchester Road, as well as closer to property at 102 Ribchester Road.

Access to the site would be relocated to where the existing building is being demolished and this access would be shared by the proposed residents of the new dwelling and the residents of the existing dwelling at 94 Ribchester Road.

The proposed five bedroom dwelling would be two storey with additional living accommodation provided in the roof space. The dwelling would have a pitched roof design and be constructed in red brick with a slate roof, and all windows and doors would include surrounding stone cills and lintels. Other design features include projecting bay ground floor windows in the front elevation and a Juliet balcony at the rear. Attached to the western gable of the dwelling is a single storey double garage with the garage door facing north (away from the highway of Ribchester Road). To the front a dwarf wall with metal railings atop will define the boundary with Ribchester Road.

The application is accompanied by an arboricultural report which categorises all trees and hedges on the site as either C or U trees. The majority of the existing vegetation on the site will be removed, although the hedgerow along the western boundary shared with 102 Ribchester Road will be retained.

The submitted site edged red includes the neighbouring property at 94 Ribchester Road (owner of the site) and this is to ensure the required visibility splays at the new access point onto Ribchester Road would be provided.

The original submission proposed to erect the dwelling further forward, closer to the highway of

Ribchester Road, with a section of the dwelling situated on land that was on un-adopted/unclaimed land. The application has now been amended/repositioned as described above.

Relevant Planning History:

N/A

Principle of Development:

The application site is located within the settlement boundary of Wilsphire, 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 either 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.

In view of the above, it is considered that the principle of residential development on this site, within the Tier 1 Settlement of Wilsphire, complies with Key Statements DS1 and DS2, along with Policy DMG2 of the Core Strategy.

Demolition of building:

As detailed earlier in this report the application includes the demolition of an existing building from the site. This building is of considerable age (shown on the 1848 map) and therefore the LPA requested that any application include a heritage statement detailing the potential significance value of this building.

The submitted heritage statement details how the building is an outbuilding associated with the short group of five adjoining roadside cottages (86 to 94 Ribchester Road) which were likely constructed in the early 19th century (possibly late 18th century), probably built for domestic textile workers. Unfortunately these adjoining dwellings have been much altered and their historic character is very dilute.

Historic mapping appears to show that there was an additional building attached to the east of the existing structure, however this was demolished before 1930. As detailed earlier the existing building is now physically attached to the dwelling at 94 Ribchester Road by a single storey linking structure that was built in the late 20th Century.

The building in question is of random rubble sandstone construction and has a stone slate roof. The structure is two storey and measures 8m x 5m. The building has a few openings and a modern external staircase at the rear. Internally the building is in poor state of repair with no historic features, fixtures or fittings to indicate a precise former use, however the heritage statement surmises that it was probably a simple loomshop/workshop.

The submitted heritage statement concludes that the outbuilding, as a result of its age and plain vernacular form associated with the nearby cottages, constitutes a non-designated heritage asset, however its significance is relatively low due to it being a minor structure which has been altered externally and internally, and its lack of distinguishing features. The statement therefore considers that the negative impact of the demolition of this building is relatively low.

Paragraph 197 of the NPF specifically relates to non-designated heritage assets, and this states that

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application". However, it does go on to state "In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

In terms of Local Policies, Key Statement EN5: Heritage Assets states that *"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place, and to wider social, cultural and environmental benefits."*

Policy DME4: Protecting Heritage Assets states that *"alterations or extensions to listed buildings outbuildings of local heritage interest, or development proposal on sites within their setting which cause harm to the significance of the heritage asset will not be supported."* The Policy then goes on to state that *"Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist."* Whilst the policy does not specifically refer to the demolition of non-designated heritage assets, it does, in exceptional circumstances, permit the demolition of designated heritage assets (listed buildings) and therefore it is only reasonable to assume that the policy would also allow for non-designated heritage assets to be demolished if the circumstances permit.

In view of the above, an important consideration in the determination of this application is whether the loss of this existing building is acceptable in principle. As detailed earlier the submitted heritage statement concludes that the *"negative impact of the demolition of this building is relatively low"* and the LPA would not dispute this conclusion. The building has not been used for any specific purpose for a significant period of time and is in a relatively poor condition, particularly internally with no historic features or fittings. The redundant building therefore does not specifically enhance the visual character of this residential area.

The building is not considered to be large enough for conversion to residential use (likely why no applications for conversion have ever been submitted) and the owner wishes for this building to be removed in order to provide a shared access for the occupants of the proposed dwelling and the existing residents of 94 Ribchester Road. Furthermore the building in its present location, positioned close to the highway of Ribchester Road, impacts upon visibility when leaving the site and thus a conversion scheme would likely raise highway safety concerns

The building is not nationally listed, or within a conservation area and should a prior notification application for demolition be submitted, it is considered that the LPA would not have any substantial grounds to refuse such an application.

In summary of the above, when considering the *"balanced judgement"* it is considered that the impact of the loss of this minor non-designated heritage asset would be low and with no other viable options for the building no objection is raised to its demolition.

Impact Upon Residential Amenity:

Policy DMG1 seeks to ensure that development proposals do *"not adversely affect the amenities of the surrounding area"* and *"provide adequate day lighting and privacy distances"*.

The front elevation of the proposed dwelling would face south onto Ribchester Road and a separation distance of more than 26m would be provided to the dwellings on the opposite side of

Ribchester Road. To the rear/north are open fields (green belt) and thus there are no issues with regard to overlooking or loss of privacy. To the east is the property at 94 Ribchester Road and the blank gable elevation of the single storey side extension at this property would be approximately 9m from the side elevation of the proposed dwelling.

To the west is the detached dwelling at 102 Ribchester Road and the gable elevation of this property faces towards the development site. This neighbouring property has a single storey integral garage positioned close to the shared boundary, however the first floor of the gable elevation includes a bedroom (principal) window facing the application site and proposed dwelling. The proposed dwelling has been sited and designed to take account of this window by providing a separation distance of 13m from this window to the gable elevation of the of the proposed dwelling which is in line with Council's recommendation. The proposed dwelling would have a single storey (garage) extension which brings the proposed dwelling closer to this window, however being a first floor window it is not considered that the single storey extension/garage has any detrimental impact.

The proposed dwellings would have its principal/habitable windows in the front and rear elevations, and a condition has been attached to ensure that all windows in the gable elevations be obscurely glazed to protect privacy, mainly from overlooking, into the neighbouring properties either side.

In summary, due to separation distances between the proposed dwelling and existing properties, the proposed dwelling would share an acceptable relationship with surrounding land uses in accordance with Policy DMG1.

Visual Amenity/External Appearance:

The surrounding area is characterised by a wide variety of house types, consisting of terrace houses/cottages, semi-detached dwellings and detached dwellings, of varying/individual design. The nearest house to the proposed dwelling is 102 Ribchester Road and the proposed dwelling has been designed so as to include some of the features of this adjacent property. These features include the red brick materials, stone cills and lintels around windows, pitched roof design and front bay windows. The ridge height of the proposed dwelling would also match that of the adjacent dwelling. The proposed dwelling would be sited slightly further forward in comparison to number 102, but would be set back in comparison to number 94 on the opposite side and this staggered relationship is a character of the area.

The objector has made reference to the scale, appearance and design of the proposed dwelling in their objection, however does not expand on this or go into any details as to what elements of the scale, appearance and design are of concern. As detailed above it is considered that the siting, scale and design of the dwelling is not dissimilar to the neighbouring property at 102, nevertheless this section of Ribchester Road is characterised by a variety of individual house types and designs which have been formed over time.

In view of the above, the siting and design of the proposed dwelling is considered to accord with the "Design" section Core Strategy Policy DMG1.

The neighbouring residents did raise a concern in respect of the original submission which sought to erect part of the dwelling on land that was outside of their ownership, on un-adopted/unclaimed land to the front. The application has since been amended and now the proposed dwelling would be located wholly within land within the ownership of 94 Ribchester Road. As a result of this amendment the objector was re-notified and no further comments have been provided.

Landscape/Trees/Ecology:

The submitted application is accompanied by an arboricultural survey and a Bat Scoping Survey in respect of the building to be demolished. The tree survey categorises all existing trees on site as either C or U trees and thus they are not considered worthy of any form of protection. The application would involve the removal of some trees and hedging from the site, however the hedge along the western boundary shared with number 102 will be retained.

The submitted bat scoping report found no potential roost features or recent signs or bats and the condition of roof (missing slates) removes roosting potential from the building. As such the building is considered to have negligible roost potential. Furthermore the report confirms no barn owls, or other birds, were observed in the building and that no further survey works are required.

Highways:

The Highway Officer raises no objection to the proposed/revised scheme, subject to the imposition of conditions in relation to the visibility splays, surfacing of the access and a Construction Management Plan. The Highway Officer has also commented that the applicant is required to enter into a legal agreement in respect of highway improvement works at the entrance.

Other issues/Conclusion:

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

RECOMMENDATION:

That conditional planning permission be granted