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PROPOSED  
RESIDENTIAL DEVELOPMENT  
ON LAND AT  
RIBBLESDALE VIEW  
CHATBURN  
CLITHEROE

PLANNING STATEMENT  
DECEMBER 2018

S.J. BIALECKI LIMITED

 12/12/18

Planning Permission has recently been secured for the demolition of the buildings and erection of a dwelling.

The east boundary is 65.0m long or thereabouts separating Network Rail the rail is within a deep cut ravine hewn out of solid rock . The boundary is separated from the battered sides of the ravine by a 5.0m wide band of land, full length of the site .

This application includes statements/ correspondence with "Network Rail;" and there support with our proposals .

The west boundary is 47.0m long or thereabouts separating an access slip road and "The Croft" a recently established small housing development.

There is an existing dwelling designated No 18 on the supporting "Location Plan" with access from the slip road being the nearest property to the southern part of the application site.

This application varies from the previously approved application No 0577 by the demolition of the 14 No prefabricated "Lock Up" garages. Therefore this application will not involve demolition work.

Within the boundaries the land rises into the site from the highway with 11No garage floor slabs along the west boundary, at the north east entrance there are a further 3 No garage floor slabs

The land with access to the previously demolished garages is relatively flat and then rises to the east (Network Rail) side with weedling scrub.

This raised area is a firm presumption of deposited spoil from original excavation works when entering the site from the highway and allowing land formation for the garages.

Relating to the "Location Plan" there is a narrow strip of land between west boundary garage bases and the rear (east) side of neighbouring garages. The strip of land is littered with small weedling trees covered in the previously approved "Arboracultural Statement" which again forms part of this application.

Relating to the above mentioned "West" boundary . At the time of appointing a "Topographical" Surveyor" , access between both sets of garages was not practically available to establish a precise boundary line . Further to demolishing the garages it transpires the boundary line is favourable allowing extended gardens to plots 3-4

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## PROJECT INVOLVEMENT

- a) Alterations improvements to the existing vehicular access to the satisfaction of Lancashire County Council Highway Department , which in turn determine the sighting of the houses.
- b) Removal of garage bases and general site clearance
- c) Reducing ground levels down to design formation
- d) Tree management in-accordance with recommendations of the Arboracultural report
- e) Construction of the houses with car parking spaces
- f) Drainage and construction of access road
- g) Tree and landscaping scheme
- h) Boundary treatment

Please refer to the accompanying plans which shows the proposals , including the Following :-

- a) Existing and proposed layouts with topographical survey
- b) Proposed floor layouts and elevations
- c) Proposed "Street Scene"

## RELEVANT PLANNING POLICY

The development plan for the purpose of the application proposal comprises the Ribble Valley Core Strategy (December 2014) . The National Planning Policy Framework (N.P.P.F) sets out the governments planning agenda and should also be referred to

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The Core Strategy forms the central document of the Local Development Framework (L.D.F.) establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028. The following Core Strategy policies have relevance to the application proposals.

KEY STATEMENT D.S.1 (Development Strategy) seeks to direct the majority of new housing development to the strategic sites and main urban areas of the borough.

KEY STATEMENT H1 (Housing Provision) The development plan makes provision for 5600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028.

POLICY DMG 1 (General considerations) sets out various criteria to be considered in assessing planning applications, including a high standard of building design proposed development being sympathetic to existing land uses highway safety and not adversely affecting the amenities of the area.

#### NATIONAL PLANNING POLICY FRAMEWORK (N.P.P.F.)

Proactively drive and support sustainable economic development to deliver the homes that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

Always seek to secure high quality design and a good standard of amenity for all existing future occupants of land and buildings.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 goes on to state that local planning authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The general perspective from the N.P.P.F. is that planning should proactively drive growth and sustainable economic development. It also states that planning should make effective use of land by reusing land that has previously developed and sets out a presumption in favour of sustainable development.

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## PLANNING APPRAISAL

The purpose of this section of the Planning Statement is to identify and assess the main planning consideration raised by the application. proposals in the context of relevant national and local planning policy and guidance. The key issues are

- 1 The principle of the development having regard to the provisions of the adopted development plan and the provisions of national planning policy and guidance
- 2 The effect of development on the character and appearance of the area and on residential amenity
- 3 The effect of development on the local highway network


Each of these matters is considered as follows :-

The application site is located within Chatburn village boundary policy G4 as set out in the Ribble Valley District Local Plan and the village most sustainable settlement Key statement DS1 seeks to direct the majority of new housing development to the main urban areas of the Borough ( including Chatburn)

The site is located within a predominantly residential locality and within a highly sustainable location within easy walking distance of the village centre .Paragraph 49 of the N.P.P.F states that housing application should be considered in the context of the presumption in favour of sustainable development

The delivery of four additional units represent a positive contribution towards the borough housing supply and therefore consistent with Key Statement H1 which sets out the councils housing delivery targets and the N.P.P.F which aims to boost significantly the supply of housing Key Statement H2 "Housing Balance" of house types. The delivery of four good four bedroom spacious houses would further diversify the local dwelling stock which is dominated by two storey traditional terraced houses and cottages in this part of Chatburn.The N.P.P.F requires local different "housing needs" and market trends.

To consider the scheme will deliver beneficial sustainable development and hopefully should be granted planning permission and will not result in any adverse impacts that would demonstrably outweigh the benefits of its approval. This is confirmed relevant to the application

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The private road shall be constructed to similar standards with a turning surface controlled by concrete kerbs and edgings.

### SUMMARY

The entrance is vastly improved to acceptable standards coupled with reducing the number of car users from 14 to 8

Under the circumstances it is not envisaged that this minor development being proposed would impact the local highway network through reduced traffic generation in particular parking demand, especially when existing entrance and site history is taken into account.

### LANDSCAPING

There are some trees along the west boundary and neighbouring garages, that require assessing to determine their influence on the development proposals.

We appointed Andrew Peircey (Arboricultural consultant) to provide a report on tree management in support of previously approved application No 0577.

The report goes on to state tree No 6 should be removed before it fails

Indeed approximately 18 months after the date of this report the tree has failed under the circumstances the same report supports this application.

Referring to the report tree No 2 is significantly distant from our proposals and not to warrant "Root Protection" subject to tree management as recommended

A "Tree and Shrubbery " planting scheme shall be implemented subject to relevant conditions.

### DRAINAGE

There is a combined foul and surface water public drain running past the site entrance along Ribblesdale View. All proposed foul and surface water shall be connected to this drain.

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## PROPOSED SITE LAYOUT

As previously mentioned in the "Highways" section the proposed vehicle access dictates the sighting of the dwellings.

In this instance 3 dwellings shall be built west of the site entrance and stepped back as the land available and 1 to the east of the entrance

## HOUSE DESIGN

Each dwelling shall be referenced A,B,C,& D with varying footprints to suit the size and shape of land available

### DWELLING A

Shall have a foot print of 10.00 x 6.00m with 6.00 x 5.00m garage, separated by a link

### DWELLING B & C

Shall have a foot print of 9.00 x 6.00m with attached 6.00 x 5.00m garage, both dwellings shall have front porches

### DWELLING D

Shall have a foot print of 9.00 x 7.00 with attached entrance extension and detached garage 6.00 x 6.00m

Each dwelling shall have elementary ground floor reception rooms with 2 bedrooms at first floor and additional 2 bedrooms within the roof space all with en-suits and bathrooms

The dwellings shall have varying floor layouts to give each dwelling separate identities

Front and side elevations shall be a mixture of natural stone and 'K' Rend (all walls in view of the highway shall be stone)

Masonry openings shall have dressed sandstone heads and cills. Dwelling B shall have additional dressed sandstone raised roof verges

The dwellings shall have dressed sandstone quoins

The roof cover shall be Chinese blue slate with dry bedded ridge tiles

Hard wood window frames, entrance doors barge and fascia boards with 'Heritage' colour paint finish

First floor landing windows shall be allowed for .

#### AMENITY SPACE TO NEIGHBOURING HOUSES

The neared property to the application site is a dwelling with house No 18 as shown on the attached location plan (south) of plot A and dwelling. The separating distance between first floor bedrooms is 18.0m at an angle of 90 , therefore privacy remains intact.

The mature tree and branch spread bi-secting dwellings provide total privacy therefore amenity space is not compromised.

Permitting the proposal would not lead to amenity impacts such as overlooking overshadowing or privacy issues

#### SUMMARY AND CONCLUSION

The application supersedes a previously approved application for the same development site with incidental improvements .

We reiterate the following supporting conclusion

The application site is in a highly sustainable location, being within easy walking distance of Chatburn centre and general provision . There at least 5 bus stops within easy walking distance in addition to private car use

The N.P.P.F also places great importance on permitting development which facilitate the use of sustainable methods of transport (in this instance the non car users) This should be taken in to consideration when assessing the merits of the proposals

We are confident this statement has justified the acceptability our proposals for a minor housing development

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This statement has clearly demonstrated that the proposal is compliant with both local and national planning policy and is acceptable and provides a good residential development for the parish of Chatburn

We reiterate paragraph 186 of the N.P.P.F states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development . It goes on to state in paragraph 187 that local authorities should look for solution rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible

For reasons set out we trust the Local Planning Authority can consider our proposal favourably in line with previously approved Application No 0577

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