

Steven Abbott Associates LLP
Chartered Town Planners

PLANNING STATEMENT

Chatburn Developments Ltd

Demolition and Rebuild of Existing Dwelling and Erection of New Additional
Dwelling

Glencroft, Pendle Avenue, Chatburn, Clitheroe, BB7 4AX

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1. INTRODUCTION

- 1.1. Steven Abbott Associates LLP are instructed by Chatburn Developments Ltd to provide professional planning advice in relation to a planning application on a site in the settlement of Chatburn in the Borough of Ribble Valley.
- 1.2. The application site currently consists of an existing detached dormer bungalow with associated garden land surrounding it.
- 1.3. The proposals involve the demolition and rebuild of the existing dwelling and the erection of a new detached dwelling adjacent to it.
- 1.4. The instructed architects are Studio SDA Architects and in addition to this Planning Statement and the drawings produced by Studio SDA Architects are the following submission documents:
- Planning application forms and ownership certificate;
 - Design and Access Statement (Studio SDA Architects);
 - Flood Risk Assessment (Earth Environmental & Geotechnical Ltd);
 - Arboricultural Assessment (Mulberry Tree Consultants).
- 1.5. The proposed development has been subject to a formal pre-application enquiry with Ribble Valley Borough Council (“the LPA”) and the proposals submitted with this application are in line with the written advice that we received on 6th January 2020 from the case officer.
- 1.6. It is our view that the planning application is fully compliant with both local and national planning policy and the reasons why are set out in the main body of this report.

2. RELEVANT PLANNING HISTORY

- 2.1. There is no relevant planning history for the application site.

3. PLANNING POLICY CONTEXT

3.1. By sections 70(2) and 79(4) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, the planning application must be determined in accordance with the development plan unless material considerations indicate otherwise.

3.2. The Ribble Valley Core Strategy was adopted by the LPA on 16th November 2014 and forms the central document of the development plan, establishing the vision, underlying objectives and key principles that will guide the development within the Borough until 2028.

3.3. The Core Strategy Key Statements most relevant to this planning application are as follows:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Presumption in Favour of Sustainable Development;
- Key Statement DMI2: Transport Considerations.

3.4. The Core Strategy Policies most relevant to this planning application are as follows:

- Policy DMG1: General Considerations;
- Policy DMG2: Strategic Considerations;
- Policy DME6: Water Management.

3.5. Following the adoption of the Core Strategy in December 2014 the Council has produced a Housing and Economic Development Plan Document which was adopted on 15th October 2019. This plan sets out a more detailed policy coverage for matters relating to housing and economy to fully implement the polices of the Core Strategy. This document is accompanied by a Proposals Map which shows the extent of allocations and designations

arising from the adopted Core Strategy and the DPD. The adopted DPD and the Proposals Map form part of the statutory development plan for the Borough.

- 3.6. The application site is located within the settlement of Chatburn on the adopted Proposals Map.
- 3.7. On a national level, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 7 indicates that the purpose of the planning system is to contribute to sustainable development and paragraph 8 goes on to explain that there are three dimensions to this concept: economic, social and environmental.
- 3.8. As paragraphs 11 to 14 explain, at the heart of the NPPF is a presumption in favour of sustainable development. The NPPF gives very strong policy support to applications for sustainable development and paragraph 38 emphasises that "local planning authorities should approach decisions for proposed development in a positive and creative way and decision-takers at every level should seek to approve applications for sustainable development where possible". The presumption is set out in paragraph 11.
- 3.9. Chapter 5 of the NPPF makes provision for delivering a wide choice of high quality homes with paragraph 59 making it clear that a core aim is "significantly boosting the supply of housing". Paragraph 68 indicates that Local Authorities should support and give great weight to the development of windfall sites.

4. DESCRIPTION OF DEVELOPMENT

- 4.1. The proposed scheme will result in two high quality detached dwellings on the application site. Studio SDA Architects have produced a comprehensive Design and Access Statement to accompany the planning application which should be read in full to understand the concept behind the proposed scheme.

5. APPLICANT'S CASE

5.1. It is our case that the proposed development is a high quality scheme and the Design and Access Statement produced by Studio SDA Architects clearly sets out the concept of the proposed scheme and that and the drawings submitted with the application show how well the overall development will work within the context of the site and how well it will sit in the wider context.

5.2. Given these submission documents from Studio SDA Architects, it is not considered beneficial to repeat the content of them here. However, this section will mainly focus on the compliance of the scheme with both local and national planning policy.

Core Strategy Key Statement DS1: Development Strategy

5.3. This Key Statement states that in addition to the strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements.

5.4. Chatburn is listed as one of the Tier 1 Villages and the application site is within the settlement of Chatburn meaning that the proposed development is compliant with DS1.

Core Strategy Key Statement DS2: Presumption in Favour of Sustainable Development

5.5. This Key Statement states as follows:

"Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole; or
- Specific policies in that Framework indicate that development should be restricted.”

5.6. It is our case that the proposals represent sustainable development and there are no local or national policies which indicate that the planning application should be refused.

5.7. Therefore, it is respectfully suggested that the planning application should be approved without delay in line with DS2.

Core Strategy Key Statement DMI2: Transport Considerations

5.8. The proposed development is within a Tier 1 Village which has been identified by the LPA as a sustainable location for new development and thus has good access on foot, by cycle and has convenient links with public transport which means that the future occupiers of the two new dwellings will not have a reliance on a private motor vehicle.

5.9. Given the above, the planning application is fully compliant with DMI2.

Core Strategy Policy DMG1: General Considerations

5.10. The planning application is fully compliant with Policy DMG1 for the following reasons:

Design

1. The proposed dwellings are of a high standard of building design.
2. The dwellings are sympathetic to existing land uses in terms of their size, intensity and nature as well as scale, massing, style features and building materials.
3. The proposed scheme considers the density, layout and relationship between buildings and will not impact detrimentally on existing amenities.

4. Sustainable construction techniques will be used where possible.

Access

1. The proposed development will not result in any highways safety or parking issues.
2. The proposed access is suitable to accommodate the scale and type of traffic likely to be generated.
3. The proposed development has no Public Rights of Way and access implications.

Amenity

1. The proposed development will not affect the amenities of the surrounding area.
2. The proposed scheme will provide adequate day lighting and privacy distances.
3. The proposed development will not have any detrimental impact on public safety.
4. The proposals will not have any implications for air quality.

Environment

1. The proposed development will not have a detrimental impact on the environment.

Infrastructure

1. The proposed scheme will not result in the loss of important open space or playing fields.
2. There will be no strain put on the existing infrastructure by the proposed development.

Other

1. By approving the planning application, the LPA will not be prejudicing any future development which would provide significant environmental and amenity improvements.

- 5.11. Given the above, it is clear that the planning application presents the LPA with an opportunity to approve a high quality residential scheme suitable for the site and the wider surrounding area.

Core Strategy Policy DMG2: Strategic Considerations

- 5.12. The planning application is compliant with Policy DMG2 as the proposed development is within a Tier 1 Village and is of a scale which is appropriate and in keeping with the existing settlement.

Core Strategy Policy DME6: Water Management

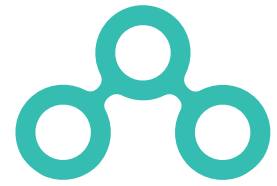
- 5.13. The LPA is referred to the Flood Risk Assessment submitted with the planning application produced by Earth Environmental & Geotechnical Ltd for the evidence that the proposed scheme is compliant with Policy DME6.

National Planning Policy Framework (NPPF)

- 5.14. By addressing the each one of the above in turn, it has also covered the relevant sections of the NPPF. In summary, there is nothing in the NPPF which contradicts the above local policies and the proposed scheme represents sustainable development which the LPA should be supportive of in line with national planning policy.

6. CONCLUSIONS

- 6.1. The planning application before the LPA is the result of extensive formal pre-application discussions with the LPA and the comments from the case officer during these discussions have been noted and amendments made to the proposed dwellings.
- 6.2. The resulting residential scheme is of a high quality and fitting for the application site and in the context of the wider surroundings. There will be no risks to residential amenity nor highway safety and the proposals tick all the boxes for it to be considered sustainable development.
- 6.3. It is for these reasons and those set out throughout this statement and all the other submission documents that it is respectfully suggested that the application should be approved and planning permission granted.



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