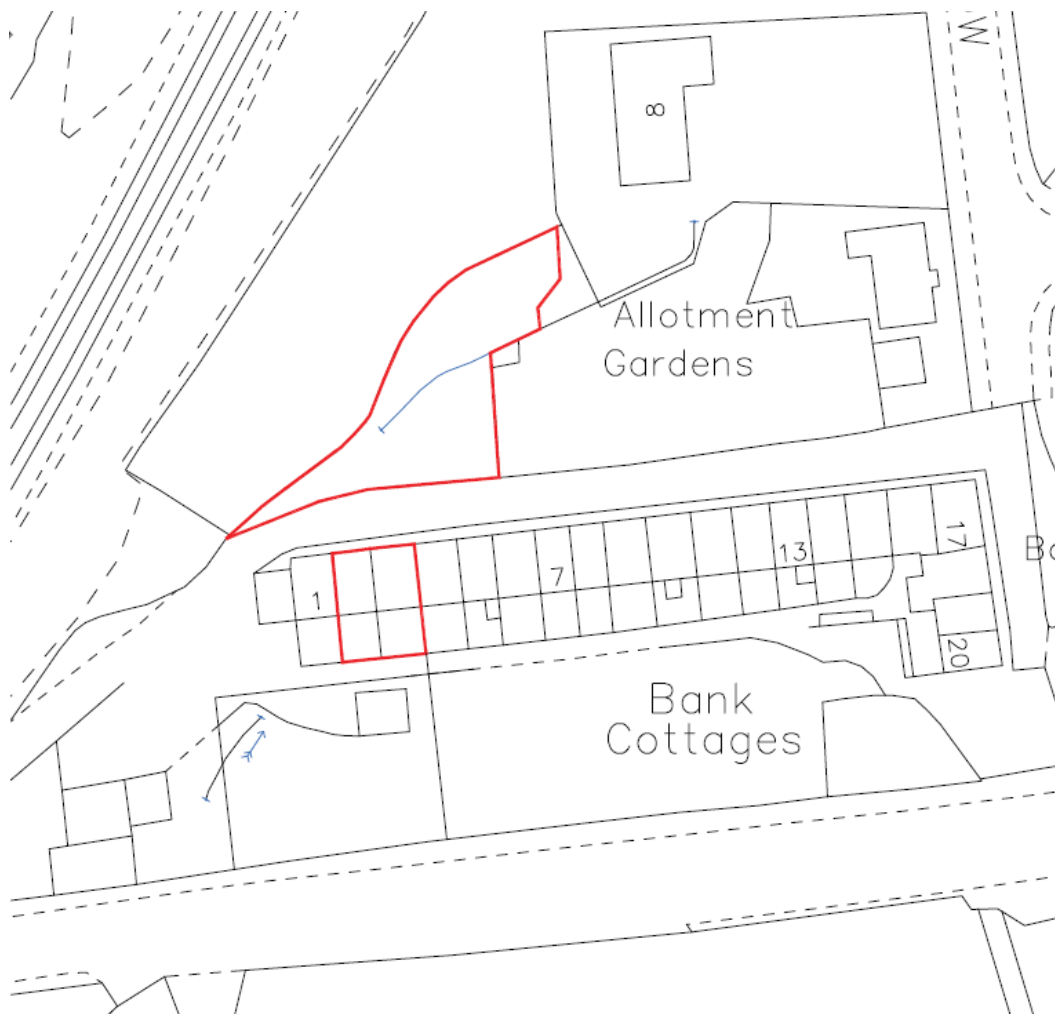


3 Bank Cottages, Billington, Clitheroe BB7 9NL



Proposed subdivision of cottage back to two cottages and creation of four off-street parking spaces.

February 2020

JDTPL 0241

**PROPOSED SUBDIVISION OF COTTAGE BACK TO TWO COTTAGES AND CREATION OF FOUR OFF STREET PARKING SPACES
AT
3 BANK COTTAGES, BILLINGTON, CLITHEROE BB7 9NL**

1.0 INTRODUCTION

- 1.1 The property 3 Banks Cottages is part of a terraced row of houses to the north of Whalley Road, Billington. The cottages have access along a cul-de-sac 'Banks Cottages' from Whalley Road. The property has a garden on the north side of the of road.
- 1.2 This request should be read in conjunction with the following documents:
Initial sketch proposals comprising,
6001-E01 Existing site plan 1:500
6001-P01 Proposed site plan 1:500
Existing and proposed floor plans
Proposed front elevation illustration
6001 OS location plan.
- 1.3 This statement will describe the site and surroundings, the scale of the proposed development and relevant planning policies.

2.0 SITE AND SURROUNDINGS

- 2.1 The site comprises the cottage and front garden areas associated with 3 Bank Cottages. 3 Bank Cottages is a traditional stone stoned house two storeys in height. The front is coursed stone with stone head cills and jambs to the window and doors. The building was originally two cottages now made into one. The current front door is in what was number 2 Bank Cottages and the original front door opening to number 3 has been partly built up to create a window.
- 2.2 Vehicles access to the highway Bank Cottages is from the northern side of Whalley Road just east of the railway bridge. This road serves the terraced row 1-20 Bank Cottages and a small vehicle repair garage. It is a no through route for vehicles. The road is surfaced in tarmac and has a footway in front of the terraced row together with street lighting. See photographs 1 and 2.



1 Bank Cottages looking east



2 Bank Cottages looking west

- 2.3 The site is within the settlement boundary of Billington in the Housing and Economic Development, Development Plan Document. The cottages are not listed and are not within a conservation area. To the west of the site is the railway embankment.
- 2.4 The site is within flood zone 1 (least likely to flood) on the GOV.UK website Flood map for planning. Whalley Road to the south of the site carries a bus service and there is a bus stop nearby for services 22 Clitheroe -Shadsworth, 25 Clitheroe- Blackburn, 280 Preston- Skipton as well as schools services.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal is to:
- Create an additional dwelling by subdividing 3 Bank Cottages (formerly 2 and 3 Bank Cottages) back into two cottages and provide 4 off-street parking spaces off the existing access. No external alterations to the building are proposed except for reinstating the entrance door to cottage number 3.

4.0 RELEVANT PLANNING POLICY

- 4.1 Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement H1: Housing Provision
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport and Mobility

5.0 EVALUATION

- 5.1 Billington is identified as a Tier 1 settlement in Key Statement DS1: Development Strategy. The site is within the proposed settlement boundary and so development of the site for additional housing is in principle acceptable. The site is in a sustainable location and thereby complies with Key Statement DS2: Sustainable Development. The development can make a positive contribution to the supply of housing Key Statement H1: Housing provision.
- 5.2 The site has a good access to public transport along Whalley Road with stops very close to the site providing a frequent and varied service.

- 5.3 The applicant proposes to convert the existing three bedroomed property, back into two, two bedroomed properties with parking for four cars within the garden at the front of the cottages. It is custom and practice for residents to park vehicles on the south side of Bank Cottages in front of the cottages. It is proposed to create an area of hard surface on the north side of the road opposite 1 Bank Cottage to allow cars to pass each other. This will aid the movement of all vehicles using the road.
- 5.4 The location of the proposed parking will not interfere with the current on-street parking arrangements. Currently 19 cottages and the repair garage use the road Bank Cottages. The proposed development would result in a potential slight but insignificant increase in the use of this access. The proposal is compliant with the requirements of Key Statement DMI2 and DMG3.
- 5.5 The property is already in use as a dwelling. The creation of an additional dwelling through subdivision will have no detrimental effect on the neighbouring properties due to over-looking resulting in loss of privacy as no new window openings are proposed. The only external alteration required to the property is the removal of the stonework beneath the ground floor window which was formerly a doorway and to reinstate the door. The proposal is compliant with the requirements of policy DMG1.

6 CONCLUSION

- 6.1 The development complies in principle with the policies of the adopted Core Strategy. We have demonstrated that the development will not have a detrimental effect on neighbouring properties. Sufficient off-street parking is provided for the existing and proposed dwellings. The development will not result in any adverse impact on highway safety.