

Parsons Croft, Waddington

FULL PLANNING APPLICATION – REPLACEMENT DWELLING
RESUBMISSION

PLANNING/JUSTIFICATION STATEMENT

May 2020

stanton andrews
44 york street
clitheroe
BB7 2DL

1 INTRODUCTION

- 1.1 This planning/justification statement, is in support of a full planning application, a re-submission of application ref 3/2019/1099, by Mr and Mrs Beswick for a replacement dwelling at Parson Croft, in Waddington.
- 1.2 The planning application is made to Ribble Valley Borough Council (RVBC) and relates to the red edge application site boundary as detailed on the submitted Location Plan (Reference: 1833 – EX00).
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the Development Plan and that other material considerations also indicate that planning permission ought to be granted.
- 1.4 This Planning/Justification Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the merits of the scheme as a whole.

It has also been expanded to explain the changes that have been made to address the reasons for the previous refusal;

To table the results of the building investigation;

To explain why a refurbishment is not a viable or sustainable option.

To provide an overview of the proposals;

To consider the extent to which the proposals are compliant with local/national policy;

To review other material considerations relevant to the determination of the application;

To assess any other relevant planning issues raised by the proposed development.

- 1.5 Pre-application advice in relation to a more contemporary scheme that that submitted was received from Lee Greenwood of RVBC on 22 October 2019. The pre-application advice offered guidance in relation to the acceptability of the principle of development and the material planning factors to be considered as part of any application. In terms of the principle of development, the pre-application response advised that:

the erection of a new dwelling at Parsons Croft is not unacceptable in principle

do not consider that a replacement two storey dwelling is likely to generate significant or unacceptable harm to the special character of the AONB

makes some concession to this historic relationship and seeks to avoid dominating the setting of the heritage asset

buildings are generally of a pitched roof design with robust exteriors

It may be that additional volume can be accommodated to the rear and/or away from the listed building to the lower portion of the site

1.6 The following documents are submitted in support of the detailed planning application:

Completed 1 APP form, relevant certificates and notices;

Bat Scoping Survey

Design and Access Statement;

Drawn Information: Location Plan (Ex 0)
 Existing Site Plan (Ex 1)
 Existing Plan and Elevations (Ex 2)
 Site Plan - proposed (PL 10)
 Floor Plans - proposed (PL 11)
 Elevations - proposed (PL 12)
 Context Elevations - proposed (PL 13)

1.6 In summary, for the reasons identified in this statement, it is considered that the proposed development accords with national and local planning policy. The scheme will sustain and enhance the significance of the Grade II listed building and the Waddington Conservation Area, providing an opportunity for the replacement of an existing unsympathetic, environmentally poor dwelling and replacement with a high quality design to provide an attractive environmentally responsible family home.

2 SITE DESCRIPTION

- 2.1 The application site is to the North side of Waddington, in open countryside. It is within Waddington Conservation Area and the Forest of Bowland AONB.
- 2.2 The dwelling on the site is a two storey linear building finished in grey render to the front and random stone backed onto masonry to the sides and rear. The property is the full width of the site with no access to the rear. It was formerly a stable block but was extended and renovated in the 1980s to form the dwelling that exists today. Only a short length of wall exists from the original stables and this is covered in render.
- 2.3 To the North of the application site is a Grade 2 listed property, Glebe House and across the road, to the East, is another Grade 2 listed property, Ivy Cottage.
- 2.4 To the South is the replacement vicarage and to its south is a new dwelling, Austin House, this house is at right angles to the road and has a gable fronting to the road.

3 PLANNING HISTORY

- 3.1 A planning history search has been undertaken via RVBC's online planning register in order to understand any planning history attached to the site or close by which could influence the proposals. The following applications are considered relevant to this proposal:

83/0277 - conversion of stable to dwelling - granted

83/0431 - extensions to stable and conversion to dwelling - granted

3/2019/1099 - replacement dwelling – refused.

4 DEVELOPMENT ALTERNATIVES

- 4.1 The clients had originally envisaged renovating the property, but it became clear that this was not viable. The property suffers from occasional flooding due to run off from Slaidburn Road. The quality of the materials used, for the 1980s rebuild are poor. Many of the window heads and jambs have failed and require replacement. The building has minimal thermal insulation and has no access to the rear garden.

The clients had agreed with the neighbor about buying some land to the South to provide access to the rear when they planned to renovate the property. The neighbours have now declined to progress with the sale effectively ruling out garden access without relocating the building.

FLOOD RISK

- 4.2 Whilst the Environment Agency Flood Risk Map indicates that the application site is not within an area considered to be at risk of flooding, the local experience is different and flood risk is an issue.
- 4.3 On at least 3 occasions in the last 15 years, the property has been flooded due to run-off from Slaidburn Road.

During severe rainfall, the road gullies up the hill are either overwhelmed or blocked causing water to run down the edge of the road. As the garden and floor level of the house is lower than the road, the water can accumulate in the front of the property and eventually flood the property.

This can be clearly seen in the photographs and survey. A video of the Feb 2020 flooding is available.

- 4.4 This issue cannot be addressed by remodeling/renovating the existing as it requires a fundamental change in floor levels to the front of the site and within the dwelling.



House flood barrier, installed by previous owner



Wall to divert run-off, installed by previous owner, recently demolished by flood/vehicle collision

BUILDING SURVEY

- 4.5 Concerns were raised about how much of the building was original, whether there was any sense of extant significance and the allegation of harm. When the property was remodeled in the 1980's very little of the stable block was retained.
- 4.6 To ascertain the scale of alteration in the 1980's a program of limited investigation has been undertaken. This has established that only a length of wall 4.2 x 1.8m of the original masonry exists behind the render and other features such as the 'wagon door' are all contemporary insertions and provide no clues to its previous use. The upper floors, roof rear and side walls were all rebuilt or new.
- 4.7 The building fabric has minimal historic value and there is no benefit in the retention of a single panel of stone masonry.



Random stone to right hand of 'wagon door', left side is blockwork and arch is decorative Art stone, bearing onto blockwork.



Stone with masonry above



Blockwork only

ENERGY

4.8 In the refusal there was some discussion about carbon footprint and the need to be sustainable. Attached in the appendix is an energy analysis that compares the performance of the existing and proposed dwellings.

4.9 In summary, despite the internal building areas increasing from 206 sqm to 320 sqm the annual energy requirements will reduce from 68,000kWh to 16,500 kWh and CO2 emissions reduce from 15T to 3.5T a reduction in both of over 75%.

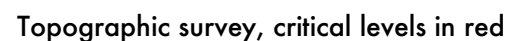
The Climate Change Act 2008 establishes a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels. To drive progress and set the UK on a pathway towards this target, the Act introduced a system of carbon budgets including a target that the annual equivalent of the carbon budget for the period including 2020 is at least 34% lower than 1990.

Only by undertaking projects of this type can we hope to meet these targets.

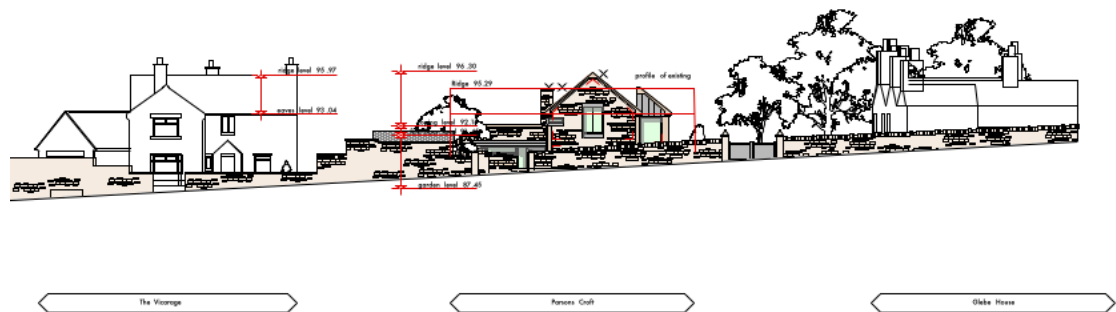
4.10 There is some embodied energy within the existing fabric, some will be lost during the works but the impacts will be minimised by reusing the stone cladding and recycling materials such as masonry, plaster, slates and concrete.

5.1 The description of development, as per the submitted 1APP forms, is: *“Demolition of existing dwelling and erection of replacement two-storey dwelling”*.

5.2 The replacement dwelling has the ground floor level raised 500mm above the current level. This has been undertaken to reduce the risk of flooding due to surface water run-off from the highway.



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Neighbouring properties

PARKING/ACCESS

- 5.4 To assist with vehicular access and increase the parking provision the property has been moved further back into the site. This allows for parking for 4 cars (including garage) as well as allowing cars to access and exit the site in a forward gear.
- 5.5 Currently to access the rear garden, access is via the house. This limits materials/access for plant and is generally restrictive and less than ideal. To assist with pedestrian/rear garden access the property has been moved away from the West boundary to create a 1m (min) path. This has the benefit of reducing the impact on Glebe House as well as allowing the current gable wall to be left in place, albeit reduced in height. Any footings/construction access can then be undertaken without requiring access to Glebe House.

The historic boundary and gates posts to the road are unchanged.

- 5.6 The access to the south of the property has been omitted as it is no longer available to the applicant.

DESIGN

- 5.7 Whilst we believe the design of the previous application was an entirely appropriate response to its context and location. We have made some alterations to address the comments raised in the refusal.

The single storey extension to the front of the property has been omitted entirely.

The size of the proposed property has been reduced from to 445 sqm to 320 sqm GIA.

The circulation wing to the west elevation now has a pitched roof to reduce the impact on the neighbouring Glebe house.

Bat boxes have been included within the garden in accordance with the recommendations of the ecologist.

The choice of cladding to the rear and to the circulation wing is confirmed as zinc. Zinc has been used successfully and with RVBC approval to the recent development at the grade 2 listed 3 Millstones pub in West Bradford.



Accommodation block at the 3 Millstones

5.8 Despite comments being raised some aspects of the design have been retained :-

- the single chimney stack;

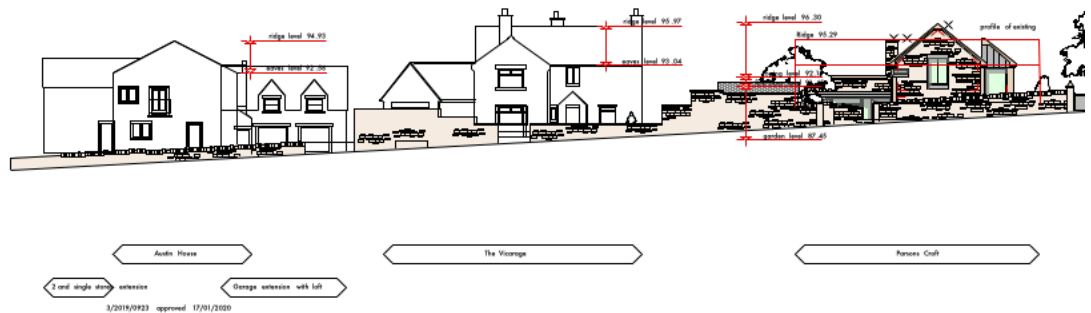
the existing property has a pair of stacks and the neighbouring Glebe house has six, the recently approved Austin House has none, there is no consistent arrangement.

- The garage doors are unchanged;

The doors are at right angles to the road and are considerably less visible than the existing.

- The gable facing the highway

The gable facing the street is entirely consistent with the neighbouring properties, including the recently approved Austin House



Wider Street context

6 PLANNING POLICY CONSIDERATIONS

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

6.2 This statement considers the application proposals against relevant saved development plan policies contained within the adopted Ribble Valley District Wide Local Plan (RVLP) as well as emerging policies of the Core Strategy, the National Planning Policy Framework (NPPF) and other material considerations.

6.3 The relevant saved policies from the RVLP are :-

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EN2 – Landscape & Townscape Protection

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DMH3 – Dwellings in the Open Countryside

Policy DME1 – Protecting Trees & Woodland

Policy DME2 – Landscape & Townscape Protection

Policy DME3 – Site and Species protection and conservation

Policy DME4 – Protecting Heritage Assets

Policy DME6 – Water Management

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

MATERIAL CONSIDERATIONS

National Planning Policy Framework

6.4 The NPPF sets out the Government's planning policies for England and how these should be applied. Section 12 of the NPPF relates to design of places, it encourages a well thought out vision for proposed development that understands the character of the area. Paragraph 127 of the NPPF states that planning decisions should ensure that developments, amongst other criteria, are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

6.5 Section 16 of the NPPF outlines how the historic environment should be conserved and enhanced, including conservation areas. Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:

the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 200 states Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets and paragraph 201 acknowledges that not all elements of a Conservation will necessarily contribute to its significance.

National Planning Policy Guidance (NPPG)

6.6 The NPPG provides guidance on how the Government's planning policies, as set out in the NPPF, are expected to be applied. Paragraph 019 Reference ID: 18a-019-20190723 states:- Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole.

7 PLANNING POLICY ASSESSMENT

- 7.1 The principle of a replacement dwelling is considered acceptable and would not conflict with DMH3 - Dwellings in the Open Countryside. Given that the dwelling in question is within a conservation area, the open countryside as designated by the Council's Local Plan, the AONB and adjacent to a Grade II listed building the key issue is therefore the impact the proposals would have on these designations.

PRINCIPLE OF THE DEVELOPMENT

Impact on the significance of heritage assets

- 7.2 Heritage Assessment, prepared by C.J.O'Flaherty, is submitted in support of the planning application. The Heritage Assessment assesses the significance of the heritage assets likely to be affected by the application proposal, with the 'Statement of Significance' used to identify priorities for the conservation of the heritage assets. An objective assessment is then made of the likely impacts of the application proposal.

The Statement of Significance concludes in relation to Parsons Croft that:

Parson's Croft has a historical link to Glebe House, the extent to which the building was rebuilt during its conversion in the 1980s means it now holds no heritage value.

In terms of the Waddington Conservation Area, Parson's Croft could be described as asserting a negative contribution to architectural and historic interest...

Parson's Croft does feature in wider views of the neighbouring grade II Glebe House, particularly when heading west along Slaidburn Road. It is not a complimentary feature of these views, therefore it does not contribute to the significance of the listed building other than to the extent to which the boundary walls and gateway retain some associative historical interest. Otherwise the most significant view of Glebe House is the front southern facing elevation which is not visible from the public realm (the road).

Parson's Croft also features in some wider and distant views of Ivy Cottage, however the primary views of the Cottage are from closer quarters along Slaidburn Road where Parson's Croft does not feature. Accordingly, Parson's Croft is not contributor to the significance or setting of Ivy Cottage.

In summary, Parson's Croft does not make a positive contribution to the significances of the Waddington Conservation Area or to the setting of the neighbouring listed building, but in fact asserts a generally negative influence. Scope for enhancement through redevelopment therefore exists, both in respect to the Conservation Area and the neighbouring Glebe House.

OTHER MATTERS

- 7.3 The site is not subject to any statutory ecology related designations within the vicinity of the application site.

A Bat Roost Assessment Report, prepared by Batworker Consultancy, is submitted in support of the planning application. The statement advises that bat surveys were undertaken in May 2020 to assess the potential for bats and breeding birds at the site. The surveys found no evidence of bats at the site, with the building assessed to be of negligible potential for roosting bats. Accordingly, the report concludes that no further surveys or action is required. The application therefore accords with **Policies DME3 of the RVBC Local Plan.**

Bat boxes have been included in the garden.

- 7.4 The application site does not include any locally or nationally listed buildings but is within Waddington Conservation Area and the AONB.
- 7.5 There are no Tree Preservation Orders which affect the application site and no trees are affected by the development. The application therefore accords with **Policies DME1 of the RVBC Local Plan.**

8 SUMMARY AND CONCLUSIONS

- 8.1 Stanton Andrews Architects is instructed by Stephanie and Mark Beswick to prepare this Planning Statement in support of the proposed replacement dwelling at, Parsons Croft. The short description of development given in the planning application forms is: *“ Demolition of existing dwelling and erection of replacement two-storey dwelling”*.
- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: *“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”*.
- 8.3 It has been demonstrated in this Planning Statement that the proposals accord with the provisions of the Development Plan, and furthermore that there are also other material considerations which support the granting of outline planning permission for the above development.
- 8.4 For the reasons identified within this statement, together with the other supporting documents to the planning application, it is considered that planning permission ought to be granted for the proposed development of a single dwelling and the application is commended to the Council.

9 APPENDIX

Parsons Croft, Slaidburn Road, Waddington, CLITHEROE, BB7 3JQ

	Existing	Proposed
Target Carbon Dioxide Emission Rate (TER)	18.21 kg/m ²	17.29 kg/m ²
Dwelling Carbon Dioxide Emission Rate (DER)	97.90 kg/m ²	16.43 kg/m ²
	-437.62%	4.97%
	Exceeding TER	Improvement on TER
Target Fabric Energy Efficiency (TFEE)	62.10 kWh/m ²	63.40 kWh/m ²
Dwelling Fabric Energy Efficiency (DFEE)	185.00 kWh/m ²	54.40 kWh/m ²
	-197.91%	14.20%
	Exceeding TFEE	Improvement on TFEE
Energy Efficiency Rating	F 22	B 87
Environmental Impact (CO ₂) Rating	F 20	C 82
Energy requirements Annual totals		
Space heating	56,231.70 kWh/year	14,334.86 kWh/year
Water heating	7,330.75 kWh/year	2,537.88 kWh/year
Electricity for Mech	220.00 kWh/year	75.00 kWh/year
Electricity for lighting	992.86 kWh/year	695.10 kWh/year
Electricity generated by PVs	0.00 kWh/year	-1,606.39 kWh/year
Total	64,775.31 kWh/year	16,036.45 kWh/year
		75.24%
		Improvement over Existing
Energy emissions per m ²	324.04	57.36
CO ₂ emissions		
Space heating	16,757.05 kg CO ₂ /year	4,271.79 kg CO ₂ /year
Water heating	2,184.56 kg CO ₂ /year	756.29 kg CO ₂ /year
Electricity for Mech	114.18 kg CO ₂ /year	38.93 kg CO ₂ /year
Electricity for lighting	515.29 kg CO ₂ /year	360.76 kg CO ₂ /year
Electricity generated by PVs	0.00 kg CO ₂ /year	-833.72 kg CO ₂ /year
Total	19,571.08 kg CO ₂ /year	4,594.05 kg CO ₂ /year
		76.53%
		Improvement over Existing
CO ₂ emissions per m ²	97.90	6.43
		93.43%
		Improvement over Existing
Primary energy	361.52 kWh/m ² /y	52.32 kWh/m ² /y
		85.53%
		Improvement over Existing

Predicted Energy Assessment



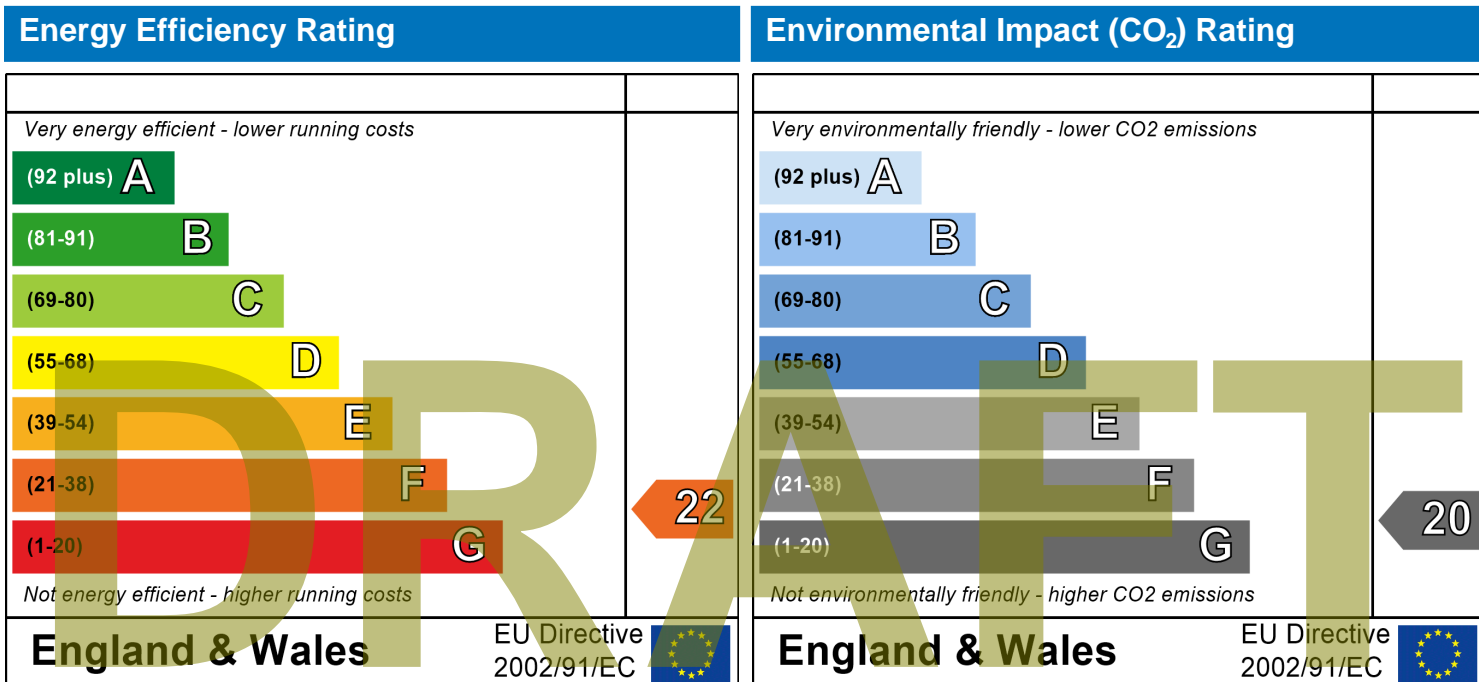
Parsons Croft
Slaidburn Road
Waddington
CLITHEROE
BB7 3JQ

Dwelling type:
Date of assessment:
Produced by:
Total floor area:

Detached House
20 April 2020
Stroma Certification
199.9 m²

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Predicted Energy Assessment

Parsons Croft
Slaidburn Road
Waddington
CLITHEROE
BB7 3JQ

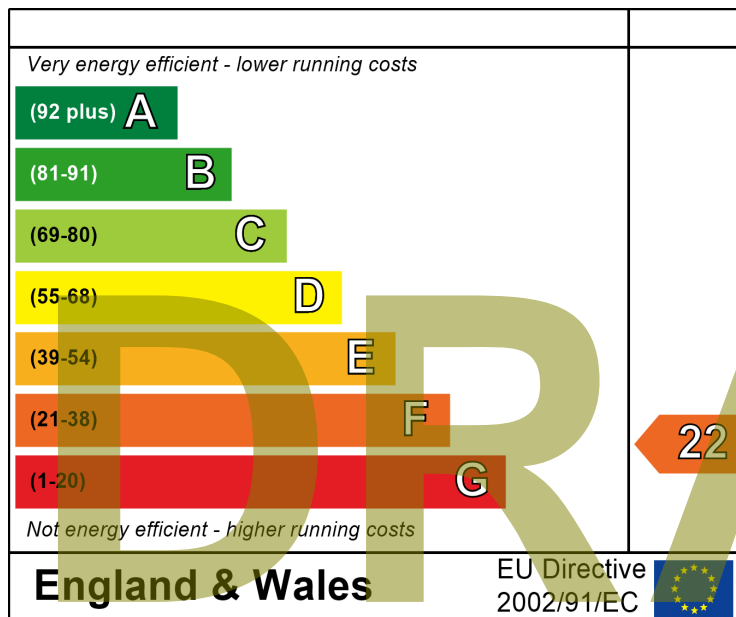
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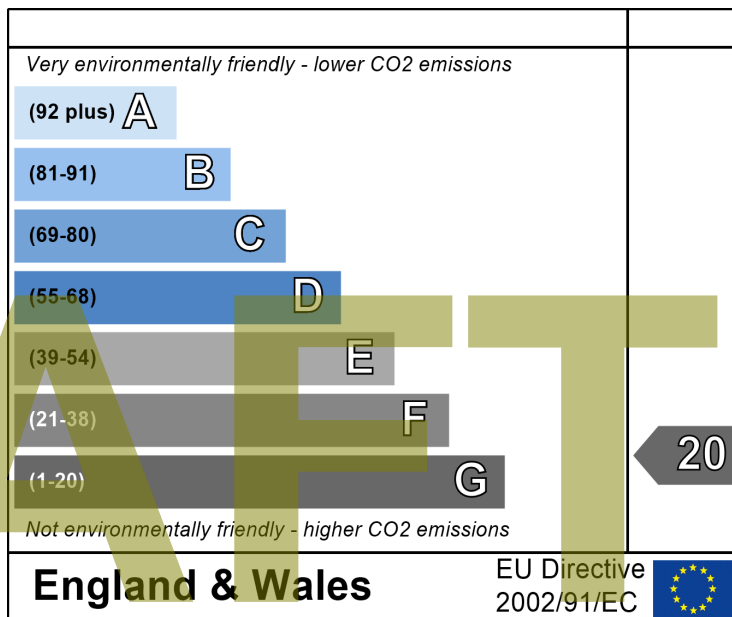
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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