



Land East of Clitheroe Road, Barrow, BB7 9AQ

Reserved matters application for the erection of 1no. dwelling

PLANNING STATEMENT

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/1 INTRODUCTION

1.1. PWA Planning is retained by Reilley Developments to progress a reserved matters application for the proposed erection of 1 no. dwelling at Land East of Clitheroe Road, Barrow, BB7 9AQ.

1.2. This application seeks Ribble Valley Borough Council's consent with respect to the scheme's appearance, landscaping, layout and scale (the 'reserved matters') and follows the grant of outline consent, including access, on 20th April 2020 (planning application reference 3/2019/0907). This Planning Statement provides a description of the proposed development together with an appraisal of the planning merits of the scheme and should be read in conjunction with the following suite of information:

- 1APP Form;
- Drawings:
 - Location Plan (Drawing ref. 1305-PL01A);
 - Existing Site Layout (Drawing ref. 1305-PL02A);
 - Proposed Site Layout (Drawing ref. 1305-PL03B);
 - Floor Plan (Drawing ref. 1305-PL04B);
 - Elevations (Drawing ref. 1305-PL05B).

1.3. In summary, for reasons identified in this statement, it is considered that the proposed development is entirely appropriate and consistent with national and local planning policy, and outline consent reference 3/2019/0907. It will be demonstrated that the scheme represents sustainable development and that the reserved matters approval ought to be granted.

/2 SITE DESCRIPTION & BACKGROUND

- 2.1. The application site comprises a small plot of land currently previously utilised as a construction compound to facilitate the erection of a residential development to the north which was consented to under application 3/2017/0603. Given this current use, the land is unsightly and detracts from the wider area which is becoming increasingly defined by new build residential development. In addition to the construction to the north, adjacent to the site's western boundary are 7no. dwellings which were recently constructed as part of planning permission 3/2014/0725. To the east lies an area of mature tree coverage.
- 2.2. A location plan showing the site within its wider setting is provided with the supporting documents (drawing no. 1305-PL01A). An aerial image of the site within its closer setting is included below as Figure 1.



Figure 1: Aerial image showing the location of the site (not to scale)

- 2.3 There are no ecological or landscape designations associated with the site. The site is not located within a Flood Risk Zone. There are also no active Tree Preservation Orders thought to exist within the red line boundary, though trees off the eastern boundary may benefit from protected status, though the mapping provided by the Council is

inconclusive on this matter. The nearest listed building is the Grade II listed Wiswell Shay Cross located approximately 86m south east of the application site.

- 2.4 On 20th April 2020 outline planning permission, including access, was granted (application no. 06/2018/0921) for the development of the site for a single dwelling and as such the principle of the development, including the site's sustainability credentials, has already been accepted by the Council and is not therefore a matter which can be revisited as part of this reserved matters application.
- 2.5 The outline planning permission included a number of conditional requirements, some of which are dealt with under this application, whilst others will be dealt with under a separate application to discharge those matters controlled by condition in due course.

/3 PROPOSED DEVELOPMENT

- 3.1. The proposed development comprises the residential development of a single two-bedroom bungalow. The layout proposed remains broadly the same as the outline permission, occupying the same location as presented at the outline stage, with driveway to the front and garden to the rear. This layout is considered to represent the optimum use of the application site, allowing a dwelling to be comfortably located on site whilst leaving sufficient space for parking and amenity garden space.
- 3.2. The bungalow is to provide accommodation over a single ground floor level. The layout comprises of an open plan kitchen/dining/living area with patio doors opening out onto the rear garden area. The property also includes a separate lounge, utility area, bathroom, and entrance hallway. The two bedrooms are generously sized doubles, one of which includes an ensuite bathroom. A separate single garage is to be located to the south side elevation, providing room for one car. Full details can be viewed in the supporting Floor Plan (drawing no. 1305-PL04B).
- 3.3. The external appearance of the dwelling has been designed to be in keeping with the design principles of the recently built out Clitheroe Road residential schemes in close proximity to the site under application references 3/2014/0725 and 3/2017/0603. This includes utilising comparable materials and fittings. The bungalow is to be finished with a mix of stone and render to the front elevation of the property, with render the predominant material to the side and rear elevations. A stone chimney is also present to the south side elevation. A slate roof is proposed with roof lights to the rear. The garage is also to be finished in render with a slate roof. Full details are provided within the Elevation Plan (drawing no. 1305-PL05B).
- 3.4. The site already benefits from mature screening and tree coverage along the eastern boundary of the site, which is to remain in place. Ample curtilage in the form of a lawned garden is included to the rear of the development to provide sufficient amenity space for future residents and to ensure the site does not appear over developed. Bin storage is to be provided to the rear of the garage.

- 3.5. The public right of way running along the northern boundary of the site is to be maintained and enhanced, with the dwelling and its curtilage positioned to allow plenty of space for pedestrians. A timber post rail fence will separate the existing right of way from the property.
- 3.6. Access to the site is to be taken from the existing access road leading off Clitheroe Road. Two carparking spaces are to be provided to the front of the properties garage, with room for a further car in the garage itself.

/4 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Development Plan

- 4.2 The statutory Development Plan, insofar as it relates to the application site, comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014) and Housing and Economic Development Development Plan Document (HED DPD). Additionally, key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Ribble Valley Borough Council - Core Strategy 2008 – 2028

- 4.3 The following Ribble Valley Core Strategy policies are considered directly relevant to this Reserved Matters application:
- Key Statement DS2: Sustainable Development;
 - Key Statement EN3: Sustainable Development and Climate Change;
 - Key Statement Policy EN4: Biodiversity and Geodiversity;
 - Policy DMG1: General Considerations;
 - Policy DMG2: Strategic Considerations;
 - Policy DMG3: Transport and Mobility;
 - Policy DME1: Protecting Trees and Woodlands;
 - Policy DME2: Landscape and Townscape Protection.
- 4.4 **Key Statement DS2: Sustainable Development** looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop

proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise.

- 4.5 **Key Statement EN3: Sustainable Development and Climate Change** seeks to ensure that all development meets an appropriate recognised sustainable design and construction standard to address climate change. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.
- 4.6 **Key Statement EN4: Biodiversity and Geodiversity** outlines how the Council will conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats. Negative impacts on biodiversity through development proposals should be avoided.
- 4.7 **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows: Design, Access, Amenity, Environment, Infrastructure and Other.
- 4.8 **Policy DMG2: Strategic Considerations** assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The policy also states that within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.
- 4.9 **Policy DMG3: Transport and Mobility** details how weight will be attached to the availability and adequacy of public transport and associated infrastructure moving to and from the development. Developments will also be required to provide adequate car parking in line with currently approved standards.

4.10 **Policy DME1: Protecting Trees and Woodlands** details that there will be a presumption against the clearance of broad-leaved woodland for development purposes. Where applications are likely to have a substantial effect on tree cover, the Council will require detailed arboricultural survey information and tree constraint plans.

4.11 **Policy DME2: Landscape and Townscape Protection** states the proposals which induce significant harm to important landscape or landscape features. Such features are outlined as including:

1. *"Traditional Stone Walls.*
2. *Ponds.*
3. *Characteristic Herb Rich Meadows and Pastures.*
4. *Woodlands.*
5. *Copses.*
6. *Hedgerows and Individual Trees*
7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

Material Considerations

National Planning Policy Framework (NPPF)

4.12 The NPPF sets out the Government's planning policies for England and how these should be applied. A key theme running throughout the Framework is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

- 4.13 Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; economic, social and environmental.
- 4.14 Section 5 details the need to continually deliver a sufficient supply of homes. The section details guidance on affordable homes, small and medium development sites and rural housing amongst other matters. This section represents the most up to date guidance on matters related to housing supply calculations and is particularly relevant given the Council are currently unable to demonstrate a sound supply of housing.
- 4.15 Section 6 of the Framework is concerned with building a strong, competitive economy, with specific guidance in relation to supporting a prosperous rural economy.
- 4.16 Section 12 relates to the drive to achieve well-designed places and places the emphasis on Local Planning Authorities to secure high standards of design through sufficient provisions within the adopted development plan.
- 4.17 The Framework also offer guidance in relation to transport, making efficient use of land, achieving well-designed places and with regard to enhancing the natural environment.
- 4.18 Given that the principle of the proposed development of the site for a residential use has already been accepted under the extant outline planning permission, it is necessary to only consider the application against those policies that pertain to the detail of the proposed development and not to the principle or the access as these matters have already been considered and accepted as part of the outline approval. The policies relating to the reserved matters subject of this application are however discussed in the following section.

/5 PLANNING POLICY ASSESSMENT

Layout, Scale and Appearance

- 5.1 The proposed layout, orientation of the bungalow and housing density of the proposed development are all reflective of the parameters set out in the outline application and reflect the existing pattern of development along Clitheroe Road.
- 5.2 The scheme has been carefully designed so that there are no impacts on existing or future residential amenity and the reserved matters are thought to conform with the parameters as approved at the outline stage. The submitted scheme has been designed to sit well within the boundaries of the site so there is no adverse impact whatsoever on residential amenity or the public right of way to the north, avoiding any potential overlooking or indeed any other inter-visibility issues.
- 5.3 The layout represents an efficient use of land, being on an appropriate scale for the site whilst providing a generously sized two-bedroom bungalow. The design of the scheme is thought to correspond well to the character of the site's suburban location and other properties in the locality, being of a comparable design to the surrounding new build developments on Clitheroe Road. The stone and materials chosen are deemed to correspond well not only with surrounding properties but are in keeping with the rural character of the wider area.
- 5.4 Consequently, it has been concluded that the proposed appearance and scale of the development complies with Core Strategy Policy DMG1 and Policy DMG2.
- 5.5 Moreover, the scheme adheres to the requirements of Section 12 of the NPPF, particularly Paragraphs 124 and 127, that are relevant to the 'reserved matters' and is consistent with best practice and guidance on residential layouts. The proposed layout and associated drawings detail the applicant's intention to develop a site which sits well within the surrounding area and incorporates traditional elements of design appropriate for its broader rural setting. Taking the above guidance, the proposed development is considered to meet the Council's requirements regarding the design and overall

sustainability of new developments. The design of the proposed scheme is thought to be well-considered and of a very high standard that provides a quality addition to the local, housing mix whilst being sympathetic to local character.

Landscaping

- 5.6 The existing tree line to the rear of the property is to be retained as part of the development. Given the trees location to the rear of the of the garden area, away from the property, they are to be unaffected during the construction phase of development. The proposals are therefore deemed to accord with Core Strategy Policy DME1 and DME2, in that they protect existing trees and woodland.
- 5.7 Landscaping is proposed to both the front, sides and rear of the property to soften the impact of development and help create a visually attractive scheme. The rear private garden is of an appropriate size for the dwelling and will provide high quality amenity space for future residents.
- 5.8 Moreover, the proposals are also thought to comply with Policy DMG2 of the Core Strategy, in so much as the development contributes towards the enhancement of the site's existing landscape character over current site arrangements, thus ensuring an enhancement to the site's environmental value which will also in turn encourage biodiversity.

Other Matters

- 5.9 In terms of sustainability requirements as laid out in Core Strategy Policy EN3, the properties will be designed to meet the current building regulations with regards to thermal efficiency and energy consumption. The construction process will also source local materials and suppliers which will in turn reduce transport emissions both to and from the site.
- 5.10 Lastly, in terms of parking requirements two parking spaces are provided on the driveway in front of the property in line with the requirements laid out in Policy DMG3 of the Core Strategy.

- 5.11 It is not considered that the proposed development raises any other material considerations which would have any adverse impacts on interests of acknowledged importance and would therefore influence the determination of the application.
- 5.12 Other matters relevant to the proposal are to be addressed as part of separate application to address matters reserved by planning conditions associated with the outline consent.

/6 CONCLUSION

- 6.1 PWA Planning is retained to prepare and submit this Reserved Matters application for the erection of 1no. dwelling following the demolition of existing agricultural buildings at land east of Clitheroe Road, Barrow, BB7 9AQ.
- 6.2 The application follows the approval of outline planning application 3/2019/0907 through which the principle of the development was accepted, as well as the proposed access and layout of the development. It is considered that the detailed proposals submitted with this application have been demonstrated to accord with the parameters, plans and technical information that were approved under the outline consent.
- 6.3 The proposals are considered to be consistent with those policies as contained within the Development Plan relating to the scheme's scale, appearance and landscaping and generally represents a sustainable development which will result in a small contribution to the Council's housing stock whilst also serving as a boost to the local economy during the construction phase.
- 6.4 Furthermore, given that the scheme is consistent with relevant Development Plan policies and with the concept of sustainable development as set out within the NPPF, it is considered that the scheme should benefit from the presumption in favour of development as set out in the NPPF.
- 6.5 Finally, there are no material or technical reasons that would indicate that reserved matters permission ought not to be granted.



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