



JUDITH DOUGLAS TOWN PLANNING LIMITED

Oak Bank, Slaidburn Road, Newton-in-Bowland,
Clitheroe, Lancs. BB7 3DL.



Householder planning application for the construction of
a detached garage.

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[Planning, Design and Access Statement JDTP0293](#)

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive, West Bradford, Clitheroe, Lancs. BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: enquiries@jdouglastownplanning.co.uk

Website: www.jdouglastownplanning.co.uk

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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE CONSTRUCTION OF A GARAGE AT OAK BANK, SLAIDBURN ROAD, NEWTON-IN BOWLAND

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for a double garage.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

Location plan

6161 E01 Existing site plan, and cross section

6161 P02B Proposed site plan, plans, elevations and cross section

6161 Block Plan 1:500

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is located outside any defined settlement boundary and within an area designated as an Area of Outstanding Natural Beauty in the adopted Ribble Valley Core Strategy and the adopted Housing and Economic Development Plan Document (HEDDPD). Oak Bank is a substantial detached house, constructed out of natural stone with stone quoins, heads and cills. The roof is covered in blue slate and the verges of the roof are pointed rather than having barge boards. The property has a date stone of 1989. The front elevation faces north towards Newton and the gable elevation faces Slaidburn Road. A driveway along the side of this gable leads to a rear parking area and an existing attached double garage. The rest of the land around the house is garden with a mixture of lawns, mature trees and shrubs many of which are evergreen. The existing parking area at the rear of the house is separated from Slaidburn Road by a high boundary wall of natural stone which is topped with a trellis/fence which is completely covered on both sides with ivy (evergreen). The house and the parking area are elevated above Slaidburn Road.
- 2.2 On the opposite side of Slaidburn Road is Wyndyates a detached stone house and garage with a series of stone farm buildings. Beyond this is a property called Slim Row. These buildings together with Oak Bank form a group within the landscape.

- 2.3 Slaidburn Road and the surrounding land slope down northwards towards Newton. There are a number of trees on both sides of Slaidburn Road to the south of Oak Bank so that the house is not particularly visible in the landscape. When approaching Oak Bank downhill from the south the house is not visible until you are within a few metres of the property. Even then, only the first floor of the house is visible and the roof of the existing garage. See photographs 1 and 2. When approaching the house uphill along Slaidburn Road from the north the rear parking area is completely screened by the house and the road-side wall and screening. See photograph on the first page.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The existing dwelling has an existing garage at the rear. The garage is small in size and not large enough to accommodate the applicant's vehicles. In addition, the house is supplied by spring water which requires regular checking and maintenance of tanks on the nearby fellside. The applicant owns a quad bike which he would like to keep in the existing garage. The proposed garage will allow the applicant to garage all his vehicles and provide domestic storage.
- 3.2 The proposed garage has a footprint of 6.9m by 7.8m and is 5.65m high to the ridge. It is proposed to be constructed in natural stone with a natural slate roof and pointed verges. It is positioned just behind the line of the gable of the house and substantially set back from the boundary with Slaidburn Road. At the closest point the garage is 3.8m away from the inner face of the boundary wall. As the cross section shows, the surrounding trellis/fence/ivy screening is 2m high and this is on top of the stone boundary wall such that the proposed building will be very well screened by these existing established features.
- 3.3 Sufficient space is retained in front of the proposed garage to enable vehicles to turn so that they can enter and leave the site in forward gear.

4. PLANNING HISTORY

- 4.1 There are no previous planning applications recorded on the Council's website.

5 PRE-APPLICATION DISCUSSION

- 5.1 Brief discussion have taken place between the applicant and Senior Planner Adam Birkett in relation to permitted development rights to erect a garage at the site. The applicant has decided to pursue a planning application rather than relying on permitted development rights in order to create a bespoke scheme which is sensitive to the landscape rather than being fettered by the limitations of permitted development rights.

6 DEVELOPMENT PLAN POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

- 6.2 The following policies are of relevance to the proposal:

Key Statement EN2: Landscape
Policy DMG1: General Considerations
Policy DME2:landscape and Townscape Protection
Policy DMH5: Residential and curtilage extensions

7 EVALUATION

7.1 The main issues to be considered are:

Visual amenity

External appearance

Impact upon residential amenity

Visual appearance

7.2 The proposed building is modest in scale when compared to the size and scale of the existing house. Oak Bank is in a slightly elevated position above Slaidburn Road but is well screen from the surrounding landscape by trees and shrubs within the garden and trees on adjacent land to the south. See photographs 1 and 2.



1.View north along Slaidburn Road. The proposed garage will be seen against the backdrop of the existing house and screened by surrounding trees.



2. At close quarters the garage will be screened by the substantial two-tier ivy clad stone wall and trellis/fence. Only the upper portion of the garage wall and roof will be visible.



3. The wall and trellis are covered in dense ivy which provides an evergreen screen



4. The boundary wall and screen are a significant height. The proposed garage is set back from the boundary and will not be visually prominent as a result.



5 Wyndyates opposite Oak Bank is a traditional farm group which includes a double garage of similar proportions to the garage proposed at Oak Bank.

- 7.3 On the opposite side of Slaidburn Road is Wyndyates a substantial stone house and stone barn again surrounded by woodland. The proposed garage is being introduced into the inner portion of this group of buildings and will benefit substantially from the screening provided by the trees that already surround this group. The proposed garage will only be visible from close quarters along the road and will be screened by the existing high boundary wall and greenery. It will be seen against the backdrop of the existing house and outbuilding. The proposed development will have negligible impact on the surrounding landscape and complies with the requirements of Key Statement EN2 and Policy DME2.

External appearance

- 7.4 The garage has been designed to reflect the traditional vernacular buildings in the area. It is proposed to be constructed out of natural stone with a blue slate roof. It is a simple shape and unadorned. It will have pointed verges rather than barge boards. The design of the building reflects the character of the area. This is compliant with policy DMG1.

7.5 The proposed garage is single storey and is set back from the highway so that it is slightly behind the line of the gable of the house. This together with the topography of the site and the existing boundary screen ensure that the building will not be overly prominent in the street scene and is compliant with policy DMG1 in this respect.



6 Existing parking area surrounded by a high evergreen screen and nearby trees.

7.6 The area on which the garage is proposed to be built is currently use as hard standing. The screening around this is area is provided by and ivy clad trellis/fence. The construction of the garage is unlikely to affect the health of the ivy on this screening.



7 Existing rear elevation and garage.



8 Existing vehicle access along gable adjacent to the road.

Impact upon residential amenity

- 7.7 The proposed garage is a sufficient distance away from the neighbouring property for it not to cause any loss of amenity and there will be no significant negative impact on this neighbour. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.

8 CONCLUSION

- 8.1 The proposed garage fully accords with the policies of the Core Strategy. The garage is designed in a form and materials to complement the rural setting and the vernacular architecture of this location. It is proportionate in size and scale to the main host dwelling. As we have described the proposal accords with Key Statement EN2, policies DMG1, DMH5, DME2 and DME3. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.