

## Land at Bank Cottages, Billington, Clitheroe BB7 9NL

Proposed construction of a pair of semi-detached bungalows with associated gardens and parking areas.

Planning Statement

December 2020

JDTPL 0241

**PLANNING STATEMENT  
PROPOSED CONSTRUCTION OF A PAIR OF SEMI-DETACHED BUNGALOWS WITH  
ASSOCIATED GARDENS AND PARKING AREAS  
ON  
LAND AT BANK COTTAGES, BILLINGTON, CLITHEROE BB7 9NL**

**1.0 INTRODUCTION**

- 1.1 The application is submitted by Judith Douglas Town Planning Ltd on behalf of Stansfield Developments Ltd. Planning permission is sought for the construction of a pair of semi-detached bungalows on land between Bank Cottages and Whalley Road. Vehicle access is proposed off the road which serves Bank Cottages. Each property is provided with two off-street parking spaces and gardens. A pedestrian access is proposed onto Whalley Road. A drain passes through the site the location of which is shown on the submitted drawings.
- 1.2 This application should be read in conjunction with the following documents:  
6001-E02B Existing site plan 1:100  
6001-E03C Location plan 1:1250  
6001-P01 Proposed site plan 1:100  
6001-P02 Proposed plans and elevations 1:100  
Bat survey  
Arboricultural Statement and survey
- 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 an area of land currently used as garden/amenity land. On the land adjacent to the back street of Bank Cottages is a flat roofed double garage and concrete hardstanding with access off the back street. A drain runs parallel to Whalley Road and north south across the western side of the site. The land rises from the back street of Bank Cottages to Whalley Road. The site is divided from the footpath of Whalley Road by a hedge of hawthorn and elder.
- 2.3 The rear of the terraced houses 1 to 3 Bank Cottages faces the application site. They are separated from the site by their rear yards, yard wall and back street. The existing garage

on the site is directly behind 2 Bank Cottages. To the west of the site is a repair garage. The garage appears to store vehicles adjacent to this boundary. To the east of the site the land is used as garden or recreational space and off-street parking. On the south side of Whalley Road the land continues to rise where the houses on Nab Rise have recently been constructed.

2.4 Whalley Road is adjacent to the application site. It has a footway on the northern side with street lighting and there is a bus stop nearby for services 22 Clitheroe -Shadsworth, 25 Clitheroe- Blackburn, 280 Preston- Skipton as well as schools services.

2.5 The site is within the settlement boundary of Billington in the Housing and Economic Development, Development Plan Document. The site is within flood zone 1 (least likely to flood) on the GOV.UK website Flood map for planning.



1 The view west along the back street of Bank Cottages indicating the slope of the land.



2 Entrance to the back street with the site on the right and centre.



3 View along back street towards the east.



4 View across the site facing north.

### 3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal is to construct a pair of semi-detached bungalows. The entrance to the bungalows and access for vehicles will be from Bank Cottages. The main elevation will face south towards Whalley Road. All windows on the north elevation will be obscure glazed. The bungalows are proposed to be constructed in stone with slate roofs. There is a central chimney stack to break-up the roof line. Window frames and doors will be coloured grey. The overall footprint of the bungalows is 18m x 7.5m and the height to the eaves is 2.55m and the ridge is 4.641m. As the land is sloping other heights are indicated on the submitted drawings including the site section which shows that the ridge of the bungalows will be lower than the ridge of Bank Cottages by 1.05m
- 3.2 Each bungalow is provided with two off-street parking spaces, electric vehicle charging points and cycle storage. An area for refuse bin storage is provided next to the proposed pedestrian access onto Whalley Road to enable bin collections to be taken from Whalley Road.
- 3.3 The main entrance to the bungalows is from Bank Cottages. Access to unit 1 is gained via a flight of steps from the parking area and access to unit 2 is gained from a tarmac path along

the side of back Bank Cottages and a flight of steps. There is a walkway to the front doors of the bungalows. To address the change in levels across the site a landscaped bank is proposed between the walkway along the back street and the entrance to the proposed bungalows.

- 3.4 The position of the bungalows on the site has been chosen carefully to accommodate the parking area, the pedestrian access at the front of the dwelling and to provide sufficient separation from the terraced houses. In addition, the location of the drains across the site have been taken into account.

#### **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  
Policy DME1: Protecting trees and woodlands  
Policy DME3: Site and Species protection and conservation

National Planning Policy Framework

#### **5.0 PRE-APPLICATION ADVICE**

- 5.1 We have engaged in pre-application discussion with the Council and the Highway Authority which overall has been positive. The comments received have incorporated into the design of this submission for planning permission.

#### **6.0 EVALUATION**

The principle of development.

- 6.1 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.

## 6.2 Pre-application advice confirmed that:

“The proposal is located inside the settlement boundary of Billington, in this respect, when assessing locational aspects of development, Policy DMG2(1) states that:  
*“Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.”*

In respect of this matter, it is considered that the principle of the development of the site, notwithstanding other development management considerations, is considered to be in broad alignment with the spatial vision for the borough as embodied in both Policy DMG2 and key Statement DS1.”

## Design and access

- 6.3 The main elevation of the bungalows faces towards Whalley Road. This provides an open outlook across a private garden. The site will be screened from Whalley Road by a hedge with only a small opening within it to provide pedestrian access. The street scene along this part of Whalley road will remain largely unchanged as the hedge line is preserved and the proposed building is single storey.
- 6.4 The new bungalows are proposed in natural stone, with slate roofs which reflects the traditional materials of the terraced cottages to the north of the site. A chimney is proposed to provide visual animation within the roof-margin which again reflects the character of the terraced row to the north. The windows are set within surrounds and the frames have a vertical emphasis. The parking area and path along the back street are to be finished in tarmac and the paths, steps and patio are proposed in paving.
- 6.5 The main rear elevation of the proposed dwellings is 14m from the rear of Bank Cottages. The eaves height of the new dwellings will be lower than the eaves of the cottages and the ridge height is 1.05m lower than the ridge height of the cottages. There is sufficient distance between the existing and proposed dwellings to avoid the new bungalows being overbearing when viewed from the rear windows and yards of Bank Cottages. The main windows in the proposed dwellings face south towards Whalley Road and east and west. Those windows on the north elevation are obscure glazed so that the privacy of the existing cottages and the proposed bungalows is preserved. The front elevation of the bungalows faces the back street of Bank Cottages. The space between the front of the bungalows and the back street either provides pedestrian access to the property or will function as landscaping rather than private open space. Whilst this area is overlooked by the first-floor windows of the Bank Cottages it

will not impact adversely on privacy as this is not intended to be the private garden area to the bungalows. the proposal accords with the requirements of policy DMG1.

- 6.6 We have provided two parking spaces per dwelling which is suitable for 2 bedrooled properties as proposed. Cycle parking is also provided and electric vehicle charging. The pedestrian access onto Whalley Road provides easy access for journeys taken on foot or by public transport. The proposal accords with the requirements of policy DMG3.

#### Trees

- 6.7 An Arboricultural Statement and Survey is submitted with the application. This describes two hedges within the site boundary H1 and H2 both are categorised as low quality. H1 is close to boundary with the adjacent garage and it is proposed to remove this hedge. H2 adjacent to Whalley Road is also of low quality and it is proposed to replace it with a new hedge. The replacement of the existing poor-quality hedging with new hedging and trees will provide an overall improvement. The proposal complies with the requirements of policy DME1.

#### Protected Species

- 6.8 As the proposal includes the demolition of a detached garage a bat survey has been carried out. This concludes that the garage is not accessible via any gaps. The exterior of the building does not provide any potential roost habitat (cracks or crevices). The demolition of this building will not impact on any local bat population. The proposal accords with policy DME3.

## 7 CONCLUSION

- 7.1 This application for the construction of two bungalows fully accords with the policies of the Core Strategy and the NPPF and will contribute positive to housing supply in a high sustainable location. The bungalows reflect the character of the traditional dwellings nearby and will be constructed using high quality materials. There is sufficient space between the existing and proposed dwelling to preserve privacy and a reasonable outlook. The new dwelling will have attractive and private outdoor space. We have demonstrated that the development complies with Key Statements DS1: Development Strategy, DS2: Sustainable Development, H1: Housing Provision, DMI2: Transport Considerations and policies DMG1: General Considerations, Policy DMG2: Strategic Considerations, Policy DMG3: Transport and Mobility, Policy DME1: Protecting trees and woodlands and Policy DME3: Site and Species protection and conservation of the adopted Ribble Valley Borough Council Core Strategy.