



Overdale, York Lane, Langho, Blackburn, BB6 8DT Supporting Planning Statement

In Relation to a Full and Detailed Planning Application for a Replacement Dwelling at Overdale, York Lane, Langho, Blackburn, BB6 8DT.

CASSIDY + ASHTON | 10 Hunters Walk, Canal Street, Chester, CH1 4EB

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1.0 INTRODUCTION

- 1.1 This supporting planning statement is submitted in support of a full and detailed planning application for the replacement of dwelling known as Overdale, York Lane, Langho, Blackburn, BB6 8DT. This application is being submitted on behalf of the owner and applicant Dunkenhalgh Estate.
- 1.2 The description of development is as follows:

Replacement Dwelling at Overdale, York Lane, Langho, Blackburn, BB6 8DT.
- 1.3 Cassidy+Ashton have been engaged as Architects and Planning Consultants on the scheme.
- 1.4 This planning application is to be read in conjunction with the complete supporting pack, which comprises the following:
 - Planning Application Forms
 - Location Plan
 - Existing and Proposed Site Plan
 - Existing Plans and Elevations
 - Proposed Plans and Elevations
 - Site Sections
 - Solar Analysis
 - Design + Access Statement

2.0 SITE DESCRIPTION AND CONTEXT

- 2.1 The site is located on the property known as Overdale on York Lane in the village of Langho. Langho is a rural village located 5 Miles North of Blackburn and 1.3 miles North West of Great Harwood.
- 2.2 The properties adjacent to the site on the Northern side of York Lane are all detached properties with varying heights between 1, 1.5 and 2 storeys.
- 2.3 The existing property at Overdale is a bungalow which was built during the post war period. The property has had a long-term tenant and following the property becoming empty it has become clear that the works required to modernise the property are so significant that a replacement dwelling is the logical solution.
- 2.4 The existing dwelling is unattractive and does not contribute positively to the locality.
- 2.5 The dwelling has a rendered finish with a tile roof and is presently overgrown and in a tired condition.



Property as viewed from York Lane

- 2.6 Car parking at the property is accessed directly from York Lane and is situated in front of the existing dwelling.
- 2.7 To the rear of the existing property has a generous garden which is terraced and gives beautiful views across the Ribble Valley.



View north from the rear of the plot

- 2.8 The total site area is approximately 815 m² with the existing dwelling and sheds covering a total of 145m² of the area.
- 2.9 It is our understanding that traditionally all of the properties along the Northern side of York Lane were previously similar in style to Overdale however over time these buildings have been replaced with modern properties.

3.0 PLANNING HISTORY

- 3.1 The Ribble Valley Borough Council online portal does not indicate any record of a planning application history at Overdale on York Lane.
- 3.2 With no record of planning history on the proposed site it is concluded that Permitted Development rights have not been removed from the property.
- 3.3 Adjacent to the application site a number of the other properties have been demolished and new dwellings erected. These include Ribbleview, and Lynwood.

4.0 PRE APPLICATION ADVICE RECEIVED

- 4.1 Prior to the submission of this planning application a pre-application advice request was submitted to Ribble Valley Borough Council on the 23/09/2020 (Ref: RV/2020/ENQ/00096) and was dealt with by Principal Planning Officer Laura Eastwood.
- 4.2 The Officer pro-actively engaged with the Applicant and Agent and advised on alterations to the original design. These changes were made and resubmitted to the officer before they issued their final written advice which was received on 09/11/2020.
- 4.3 A full copy of this document is available as part of this planning application submission pack.
- 4.4 In summary the Officer states that in relation to the principle of the development the site lies within the Greenbelt outside the settlement boundary of Langho.
- 4.5 The Officer highlights that replacement buildings are supported by both National and Local Planning policy providing they are not materials larger than the one they replace.
- 4.6 They note the proposed development represents a 47% increase however the footprint remains largely the same with a similar width. The increase in volume comes from the use of the roof space for habitable rooms.
- 4.7 The officer states that they do not consider that the proposal would result in a loss of openness or conflict with the fundamental aims of the Greenbelt policy and therefore is acceptable in principle.
- 4.8 The design of the dwelling is considered acceptable.
- 4.9 A Preliminary Ecological Appraisal is required.
- 4.10 The new building will not overbear or overshadow adjacent properties.
- 4.11 Highways access and parking is acceptable.
- 4.12 The officer concludes that the proposal is in their opinion acceptable in principle. This application is submitted on the basis of the above advice and the design has remained in line with all advice received.

5.0 PROPOSED DEVELOPMENT

- 5.1 The proposed development involves the demolition of the existing dwelling and outbuildings and the erection of a new dwelling that is designed to complement the site and its wider context, whilst creating a modern living environment.
- 5.2 Full details of the design approach are set out within the Design and Access statement, which is submitted as part of this application.
- 5.3 The proposal offers the opportunity for Overdale to become a comfortable family home.
- 5.4 The post-war bungalow would be replaced by a modest two storey dwelling that delivers 4 bedrooms along with bathroom, utility, lounge and open plan kitchen diner.
- 5.5 The proposed dwelling has a footprint of 130m² compared to the previous properties 120m².
- 5.6 The volume of the proposed property is 694m³ compared to the previous properties volume of 3471m³. This represents a 47% increase in volume over the previous dwelling.



Proposed South Elevation

- 5.7 Front facing gables are a prominent feature amongst other properties along York Lane and as such this detail has been picked up by the architectural design.



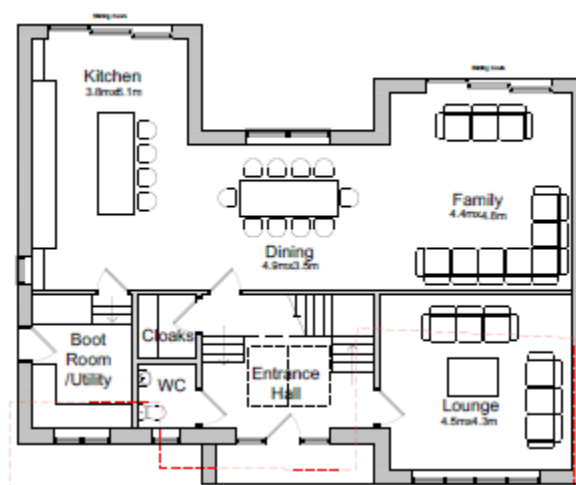
Proposed site layout

- 5.8 The layout of the site has been carefully considered and the proposed dwelling will be located slightly further back on the site than the existing so that the height increase of the proposed will be mitigated by the drop in levels and there will be no negative impact upon the amenity of existing occupiers.
- 5.9 New hard landscaping would be introduced to modernise the appearance of the property. The new hard landscaping will also present an opportunity to improve the parking arrangement on the site. Presently as can be seen below two cars can park at the property however you are not able to access and egress the site in forward gear. The revised design above still allows for two car parking spaces however by using a turning-head vehicles can access and egress in forward gear. This is a significant improvement on highways safety.



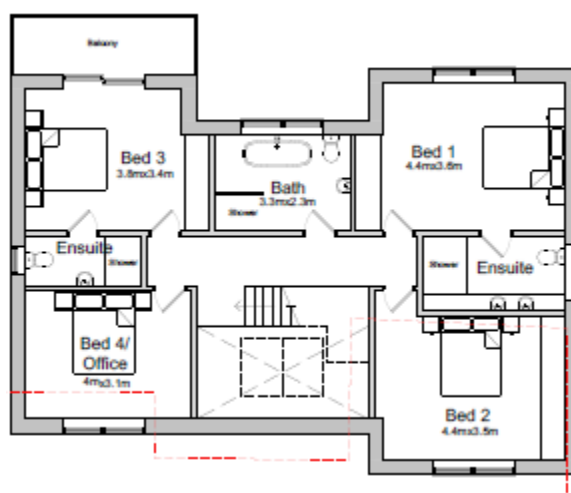
Access and hardstanding on site frontage

- 5.10 Hard landscaping to the rear of the property will be installed level with the proposed rear doors so as to give an attractive patio area.



Proposed floor plan (GF)

- 5.11 As can be seen from the above floorplans, the design of the ground floor has been carefully considered to provide open planned living to enjoy the views into the Ribble Valley while also maximising use of space on the sloping site.
- 5.12 The proposed dwelling has been carefully considered to propose a modern design which makes the most of Overdales position overlooking the Ribble valley.
- 5.13 On the ground floor the most frequented rooms in the house will be located at the rear and bifold doors are proposed to maximise the views. This kitchen, dining and family space is open plan and should be flooded with light throughout the year. To the front of the property there is a lounge/snug the main entrance and also a bootroom/utility and WC. This compact design strikes a balance between modern living and traditional essentials including the bootroom.



Proposed floor plan (FF)

- 5.14 The first floor above includes a Master bedroom and second bedroom with en-suites looking towards the garden and valley beyond. The first floor also includes 2 further rooms facing towards York lane which could be used as either bedrooms or home office work-spaces.
- 5.15 The entrance to the property will have a double height space above it and with the glazed entrance way will present a profile view of the staircase that could be visible from the road. This architectural feature should appear very attractive when illuminated by the sun or by subtle lighting at night.



Proposed South Elevation

- 5.16 The aesthetics of the building have been carefully considered and the proposed façade design presents a blend of modern design complemented by traditional materials.
- 5.17 It is proposed that the new dwelling will be clad in local stone and stone lintels be used.



Example of use of local stone in the locality

- 5.18 The above terraced properties are located directly across York Lane from the application site and it is proposed that the new dwelling would present a similar materials palette.

- 5.19 The proposed design has been carefully considered and it is felt that it presents an attractive modern design into an area with a mixture of modern and traditional homes.

6.0 PLANNING POLICY CONTEXT

- 6.1 Planning policy relating to the proposed development is contained at a national level within the National Planning Policy Framework (NPPF) and at a local level within the Ribble Valley Core Strategy 2008-2028.
- 6.2 The Ribble Valley Core Strategy 2008-2028 A local Plan for Ribble Valley identifies that Overdale is located outside the settlement boundary of Langho and within the Green Belt.
- 6.3 The Adopted Core strategy does not contain any specific policies relating to replacement dwellings within the Green Belt.
- 6.4 The Core strategy does however contain the below **Key Statement EN1:**

KEY STATEMENT EN1: GREEN BELT

The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

- 6.5 The above statement does not specifically reference replacement dwellings however it is in line with the National Green Belt policy contained within the NPPF. Policy DMG1: General Consideration is also relevant as this requires all developments to be of a high standard of design, be sympathetic to existing and proposed land uses, consider the potential traffic and car parking implications and consider adequate day lighting and privacy distances.
- 6.6 **The proposed development is fully compliant with all of the above aspects of Policy DMG1.**
- 6.7 ***On the basis of the above it can be considered that the proposed development is supported by local planning policy providing it is compliant with national policy.***
- 6.8 The Government published and adopted the new National Planning Policy Framework (Framework) In February 2019 following an extensive period of consultation and revision.
- 6.9 At **paragraph 1**, the introduction to the Framework states:
- 6.10 *"The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides*

a framework within which locally-prepared plans for housing and other development can be produced. "

- 6.11 **Paragraph 2** makes clear that the Framework is a material consideration in planning decisions:

"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise [in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.] The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements."

Achieving Sustainable Development

- 6.12 The Framework defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. **Paragraph 8** highlights the economic, social and environmental elements of delivering sustainable development. Paragraph 8 notes:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):"

- 6.13 These three objectives are economic sustainability, social sustainability and environmental sustainability.
- 6.14 Whilst emphasising the need to balance these elements, **paragraph 9** makes clear that these objectives should be delivered through the implementation and preparation of plans and the application of policies. They are not criteria against which every decision can or should be judged.
- 6.15 The Framework enacts a presumption in favour of sustainable development and states this is at the heart of the Framework.
- 6.16 For decision making this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.17 ***As set out below there are no negative impacts of upon material planning considerations and the proposed replacement dwelling is fully compliant with both National and Local Planning Policy.***

Decision-Making

- 6.18 **Paragraph 38** of the Framework sets out that LPAs should approach decisions in a positive and creative way working proactively with the applicants to secure developments that will improve the economic social and environmental conditions of the area.
- 6.19 ***The proposal strongly accords with the aims of the Framework insofar as it will deliver sustainable development. The site is located adjacent to a sustainable settlement in an accessible location close to the key services. The proposal will provide a modern energy efficient property to replace a presently unsuitable dwelling. The proposal therefore benefits from the presumption in favour of sustainable development.***
- 6.20 ***The proposed development is of a high-quality design and the location of the site allows for a choice of modes of transport to be used to access local facilities which adds significant favourable weight to its sustainability credentials.***

Delivering a sufficient supply of homes

- 6.21 The Framework sets out the Government's key housing objective, which is; "significantly boost the supply of homes". **Paragraph 61** sets out how LPAs should take account of the different needs of groups within the community and this should be reflected within policy.

- 6.22 Consideration should also be given to current and future demographic trends.
- 6.23 **Paragraph 68** identifies that small and medium sized sites can make an important contribution to meeting the housing requirements of an area.

Promoting healthy and safe communities

- 6.24 **Chapter 8** of the Framework sets out how planning policies and decisions should aim to achieve healthy, inclusive and safe places. These places should create opportunities for meetings between people who might otherwise not come into contact with each other they should also be safe and improve the quality of life of occupants by reducing crime and the fear of crime.
- 6.25 Open space is identified at paragraph 96 to be important to the health and well-being of communities.
- 6.26 ***The proposed scheme maintains a generous rear garden that can be used by the future occupiers and so is supported by chapter 8 of the framework.***

Promoting Sustainable Transport

- 6.27 **Paragraphs 102-111** set out how transport factors should be taken into account when considering development. It also states that development should only be prevented or refused on transport grounds where residual cumulative impacts of the development are severe.
- 6.28 ***The proposed development is for a replacement dwelling and as such it is expected that there will not be a significant difference in regard to the cumulative impacts on transport grounds.***

Making effective use of land

- 6.29 **Paragraph 118** sets out that Planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs for housing. Where land supply is constrained and available sites could be used more effectively. This includes the use of airspace above existing residential premises providing the height and form compliments the surrounding street scene.

- 6.30 **Paragraph 122** sets out that planning decisions should support development that makes efficient use of land and which takes into account the need for different types of housing. The capacity of infrastructure and services should also be taken into account along with promoting regeneration and creating well-designed attractive and healthy spaces.
- 6.31 ***The proposed development represents the making best use of a brownfield site. It is logical that a new unit should replace currently unsuitable unit within this appropriate location.***
- 6.32 ***The scale of the property has been carefully considered to make best use of the site while also complimenting the other properties that surround the application site.***

Achieving well-designed places

- 6.33 The creation of high-quality buildings and places is identified within **paragraph 124** as being fundamental to what the planning and development process should achieve.
- 6.34 **Paragraph 128** identifies that design quality should be considered at an early stage and early discussions between the application and the local planning authority can help clarify expectations.
- 6.35 **Paragraph 131** states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area so long as they fit in with the overall form and layout of the surroundings.
- 6.36 ***The proposed development responds to its setting and presents modern interpretation of the existing housing stock in the area.***

Meeting the Challenge of Climate Change

- 6.37 **Paragraph 150** of the Framework seeks new development in locations and ways which reduce greenhouse gas emissions, and urges LPAs to adopt national standards in order to drive for the delivery of sustainable development.
- 6.38 **Paragraph 155** sets out that inappropriate development in area at risk of flooding should be avoided.

- 6.39 ***The application site is located in Flood Zone 1 which is the lowest possible flood zone and it is not considered that flooding is likely in this area.***
- 6.40 ***As set out above the building has been designed to ensure reduction in greenhouse gas emissions and the proposed development is fully compliant with the above policies.***

Protecting Green Belt Land

- 6.41 Green belt policy is contained within chapter 13 of the NPPF and states at **paragraph 134** that Green Belt serves 5 purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 6.42 **Paragraph 145** of the NPPF 18 states that the local authority should regard the construction of new buildings as inappropriate in the green belt. Exceptions to this include:
- a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

6.43 ***The proposed development meets part d of the above criteria as it is for a replacement building in the same use class and the property is not materially larger than the one it is replacing. As such the proposed development is supported in principle by the National and in turn Local Planning Policy.***

7.0 OTHER MATERIAL CONSIDERATIONS

Developer Contributions (S106)

- 7.1 Due to the nature and scale of the proposal it is not considered likely that any S106 contributions will be necessary.

Archaeology

- 7.2 The location of the proposed development and the previously developed nature of the site it is considered unlikely that there will be potential for archaeological remains on the site.
- 7.3 As such it is considered that there would not be a need for any archaeology work to take place.

Noise

- 7.4 The proposed development is located within an existing residential area and it is not considered that the proposed development will increase the noise levels in this area.

Ecology

- 7.5 The proposed development site was identified by the Planning Officer during the pre-application advice request to be in a location that might be suitable for protected species and as such a preliminary Ecological Assessment should be completed on the site.
- 7.6 This assessment has been completed and although not submitted with the original pack in December 2020 is expected to be submitted at the beginning or January 2021.

Flood Risk and Surface Water Drainage

- 7.7 The proposed development is in a location with a very low risk of flooding and as such Flood risk is not considered to be a constraint. The proposed development is on previously developed land and as such it is presently proposed that the existing drainage strategy be utilised or improved.
- 7.8 The site has a 'low probability' of flooding as the site is located within Flood Zone 1 with less than a 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

Air Quality

- 7.9 The application site is not located within an existing Air Quality Management Area or an area of known for poor air quality. Accordingly, it is concluded that an Air Quality Assessment is not required for the consideration of this planning application.

Topography

- 7.10 Overdale is on a sloping site which falls away from York Lane down towards the Ribble Valley. This topography has been utilised within the design to offer a lower front elevation and a more generous rear elevation making the most of the views into the valley.

Highways

- 7.11 The proposed development is located within walking distance of local shops and also a variety of Bus stops and Langho Railways station.
- 7.12 The existing car parking arrangement that presently serves the existing building is of a poor quality as identified above. The proposed development would improve this arrangement by allowing two vehicle to access and egress the site in forward gear. This has been achieved by setting the replacement property further back within the plot to create additional space to turn and park cars.

Geo-environmental

- 7.13 Prior to the erection of the existing dwelling the site is understood to have been a green field and as such it is not considered likely that there is any ground contamination.

8.0 SUMMARY & CONCLUSIONS

- 8.1 The proposed development at Overdale involves the demolition of the existing dwelling and the erection of a new dwelling that is purpose built to meet the requirements of modern family living.
- 8.2 It is proposed to utilise local materials and the dwelling is expected to sit comfortably within the street scene. Modern building standards will also ensure the building is far more energy efficient than the existing dwelling it is to replace.
- 8.3 The pre-application advice received to date was very positive and there have been no significant changes to the design since this feedback was received.
- 8.4 Additional supporting information requested by the planning officer at the pre-application stage has been provided and the above assessment of local and national planning policy clearly demonstrates support for the proposed development.
- 8.5 Paragraph 14 of the Framework calls for decision takers to approve development which is consistent with the development plan without delay and to grant planning permission unless the harm of doing so would significantly and demonstrably outweigh the benefits. In this case, the application is in line with all relevant development plan documentation and as such should be granted planning permission without delay.

Cassidy+Ashton

Chester Office:

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

T: +44(0)1244 402 900

E: chester@cassidyashton.co.uk

Preston Office:

7 East Cliff, Preston,
Lancashire, PR1 3JE

T: +44(0)1772 258 356

E: preston@cassidyashton.co.uk

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk

Follow us on:



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