



RIBBLE VALLEY BOROUGH COUNCIL

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Our Ref:	RV/2020/ENQ/00096			
Proposal:	Demolition of dwelling and construction of replacement dwelling.			
Location	Overdale, York Lane, Langho			
Date of site visit	16 th October 2020			
Date of meeting	23 rd October 2020			
Date:	9 th November 2020			

Pre-Application Enquiry Response

Dear Ben,

I write further to your submission of a request for pre-application advice on behalf of Dunkenhall Estate at Overdale, York Lane, Langho. The enquiry seeks the Council's views on the construction of a replacement dwelling. Following our meeting and the submission of revised drawings, I now submit my written observations.

Relevant Core Strategy Policies:

Policy DS1: Development Strategy

Policy DS2: Sustainable Development

Policy EN1: Green Belt

Policy EN2: Landscape

Policy EN3: Sustainable Development and Climate Change

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

Policy DME3: Site and Species Protection and Conservation

Policy DMR3: Retail Outside the Main Settlements National Planning Policy Framework (NPPF)

Principle of Development:

The submission seeks advice with regards to the demolition of an existing bungalow and the construction of a replacement dwelling.

The site lies within the designated greenbelt and is outside the settlement boundary of Langho. The government attaches great importance to greenbelts and the fundamental aim is to keep them permanently open. They have the highest level of protection from inappropriate development. The NPPF makes it clear that new development in the greenbelt will not be approved unless it meets certain exceptions which are listed at

para 145; one of these is replacement buildings providing they are in the same use and not materially larger than the one they replace, this is reflected in policy EN1 of the Core Strategy.

The existing bungalow is vacant but is not so derelict that it could not be reoccupied for residential use, therefore it is not considered that the residential use of the site has been abandoned. With regards to whether it is materially larger, a calculation of the volumetric increase is a useful starting point, however its scale, footprint and relationship to its surroundings are also considerations as to whether the impact is material and will not conflict with the fundamental aims of greenbelt policy.

In this case the proposal seeks to replace the existing bungalow with a two-storey dwelling. It would constitute an increase in volume of approximately 47% over the existing dwelling and I understand that this calculation does not include the removal of outbuildings.

The new dwelling will be a similar footprint and width to the existing. The ridge has been kept as low as possible; forward facing gables and rooflights in the roof slope will allow the roof space to be used for habitable rooms. The new building will be set further back in the site which slopes down away from the road which will reduce its height and impact when viewed from the front.

To the rear boundary of the garden are open fields which continue to slope down. In long distance views the dwelling will sit in between the two properties either side with the same gap to side boundaries as at present and still be slightly lower than them.

I don't consider that the proposal would result in a loss of openness or conflict with the fundamental aims of greenbelt policy and therefore it is acceptable in principle. If planning approval is subsequently granted it is likely that permitted development rights will be removed for further extensions and outbuildings so that the LPA can consider future impacts on the greenbelt.

Design / Landscape:

The proposal presented is for a modern dwelling which respects traditional styles. The properties on the same side of the road differ in design and opposite are more traditional cottages. It is not considered that the proposal would be at odds with its surroundings and the design is considered acceptable. As mentioned above the scale and siting will appear similar in long distance views where it is seen as part of a group of dwellings. I do not consider that there will be any harm to landscape character.

Ecology:

As the proposals involve demolition a preliminary ecological appraisal is required. The new building should include measures for biodiversity net gain, such as bat and bird boxes

Residential Amenity:

I note that you have amended the scheme following our discussions with regard to the impact on adjacent dwellings, particularly Petre View. The new dwelling will now be set behind their side facing windows so will not be overbearing and the sun path analysis demonstrates that the new building will not overshadow the neighbours to a greater degree than the existing situation. There are no upper floor windows that would directly overlook other properties.

Please note that the utility room door has been omitted from the elevation drawing.

Highways:

There are no envisaged highway implications as a result of the proposal as there is no net increase in the number of dwellings and the existing access can be utilised. The site plan indicates that there is adequate turning space and off-street parking for two vehicles.

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage. The below link is to the Council's recently adopted Validation checklist.

https://www.ribblevalley.gov.uk/downloads/file/12209/draft_validation_checklist_march_2019

Conclusion:

The proposal is considered, in my opinion, to be acceptable in principle.

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

Plans including sun path analysis and sections showing adjacent properties.
Preliminary ecological appraisal
Design and access statement
Volume calculations of existing and proposed dwelling

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

Please also be advised that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters and drainage matters. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

<https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-flood-risk-and-land-drainage-advice-service/>

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Laura Eastwood
Principal Planning Officer