



Planning Statement

**Proposed construction of one block of seven flats and associated parking
Land adjacent Black Horse Inn, Pimlico Road, Clitheroe BB7 4PZ**

April 2021

1. Introduction

- 1.1 This Planning Statement is submitted on behalf of East Lancashire Property Co. in support of a full planning application for the development of a block of seven apartments on land adjacent to the Black Horse Inn, Pimlico.
- 1.2 Planning permission was granted on 18 November 2018 for the development of an apartment block containing 6 apartments (3/2018/0510). This comprises 1 one-bed apartment on the ground floor, 4 two bed apartments (two each on the first and second floors) and one three bed apartment located in the roof space which occupies the third floor.
- 1.3 Extensive market research on behalf of the applicant has determined that there is no demand for the three-bed unit which is deemed too large for the local market. This has held back implementation of the planning permission.
- 1.4 The proposal now is to create two one-bed apartments in the roof space instead of the approved three bed unit. It is considered that this will be more attractive in the local residential market, particularly for elderly people and/or people with impaired mobility as the block contains a lift and facilities for disabled parking. The one-bed apartments are likely to be attractive to people who wish to downsize from larger properties in the area.
- 1.5 The design of the block will remain the same as in planning permission 3/2018/0510 as regards dimensions and there will be minor changes in the external appearance of the block to accommodate new windows to ensure that both of the proposed third floor apartments receive appropriate levels of daylight and ventilation.
- 1.6 The parking requirement for two one-bed apartments is the same as that for a three-bed apartment (two in total) and therefore there is no change to the approved parking provision.
- 1.7 The site was acknowledged under planning permission 3/2018/0510 to be in a sustainable location. The various technical reports submitted with that application also demonstrate that the proposed development is acceptable in terms other matters including highways, heritage including archaeology, flood risk and trees.
- 1.8 This Statement should be read in conjunction with the following which are also submitted in support of the application:
 - Application Forms
 - Drawings
 - Structural Survey
 - Topographical Survey
 - Arboricultural Impact Assessment - Overview
 - Heritage Impact Assessment

- Railway Line History

2. The Site and Its Surroundings

- 2.1 The application site is located off the eastern side of Pimlico Road to the south of the Black Horse Inn. The site is elevated above road level, accessed via an existing external stone stairway. The site is located within the settlement boundary of Clitheroe in a residential area about a kilometre north of the town centre. It is also close to the main employment zone in Clitheroe and to other local amenities. The site is screened by trees and other vegetation.

3. Proposed Development

- 3.1 The proposal is for the erection of one apartment block to accommodate 7 apartments with associated parking, refuse and cycle storage.
- 3.2 The proposed development is almost identical to the approved application (3/2018/0510). The main changes are:
 - The third floor will be occupied by two one-bed apartments instead of one three-bed apartment;
 - As a consequence, a number of new windows have been inserted to ensure that the revised third floor arrangement allows the apartments to benefit from sufficient daylight and natural ventilation.
- 3.3 There a number of minor changes to materials carefully chosen to maintain the appearance of building, as already approved.
- 3.4 The dimensions of the block and its location within the site remain the same, as does the proposed partial excavation of the site to create a level platform for the building and ensure that it is not unduly prominent in the townscape.
- 3.5 Parking provision will also remain the same in terms of the siting of the bays, their number (13) and provision for disabled parking spaces (1). The parking requirement for the two one-bed apartments on the third floor is two spaces in total which is the same as for the approved three-bed apartment.
- 3.6 This area also includes provision for dedicated cycle storage and refuse storage area. The site will also be appropriately landscaped.

4. Planning History

- 4.1 Ribble Valley Council's on-line planning record shows the following planning applications relating to the application site:

3/2018/0510 Construction of one block of six flats and associated parking.
Approved 23-11-18.

3/2015/0785 Construction of one block of six flats and associated parking.
Refused 09-02-16.

5. Planning Policy Framework

5.1 Local Plan

5.2 Core Strategy

5.3 As the principle of the development of an apartment block of these dimensions and character has already been established, including matters such as trees, ecology and heritage we concentrate here on those policies which are relevant to detailed design matters.

5.4 Policy DMG1 – General Considerations

5.5 This states that development must be of a high standard of design, consider the density, layout and relationship between buildings, consider traffic and parking implications, and not adversely affect the amenities of the surrounding area

5.6 Policy DMG3 – Transport & Mobility

5.7 The policy states that the Council will give considerable weight to *inter alia* proposals which limit parking provision for developments and other on or off-street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives. It adds that all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

5.8 Policy DME1 – Protecting Trees & Woodland

5.9 The policy requires a detailed tree survey and tree protection plan where development proposals are likely to have a significant impact on tree cover.

5.10 Policy DME2 – Landscape & Townscape Protection

5.11 This policy states that proposals will significantly harm important landscape or landscape features will be refused.

5.12 National Planning Policy Framework (NPPF) 2019

5.13 Sustainable Development

5.14 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (Para 7). NPPF para 14 sets out the presumption in favour of sustainable development and notes that proposals that accord with the development plan should be approved without delay.

5.15 Para 50 of NPPF details the need for a wide choice of homes in regard to size, mix, type, tenure and range of dwellings.

5.16 Design

5.17 Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6. Planning Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area, unless material considerations indicated otherwise. The NPPF, including the presumption in favour of sustainable development, is a material consideration.
- 6.2 In this instance, the relevant adopted development plan is the Core Strategy.
- 6.3 Given that the principle of the development of an apartment block of these dimensions, siting and general appearance has been confirmed as acceptable by the granting of planning permission 3/2018/0510 we consider that the main issue to be addressed is whether the addition of one additional apartment within the revised third floor arrangement and the consequential minor changes to the external appearance of the building are acceptable.
- 6.4 The application drawings show that two one-bed apartments can be accommodated on the third floor in such a way as to provide appropriate amenities for their occupants, whilst not affecting the amenities of any other nearby properties or the overall size and character of the building, nor having any detrimental impact on the character of the surrounding area. Parking provision also meets the required standards.
- 6.5 The proposed development therefore accords with policies DMG1 and DMG3.
- 6.6 As it will have no greater impact than the approved scheme it will also comply with Policies DME1 and DME2.
- 6.7 The proposed development is also in accord with NPPF as it represents good design, makes optimum use of the site and addresses the particular characteristics of the local housing market, providing a range of sizes of apartment with a high level of accessibility. For these reasons it is sustainable development.

7. Conclusion

- 7.1 The proposed development is almost identical to the scheme approved under planning application 3/2018/0510 apart from the fact that it includes an additional apartment on the third floor and minor consequential elevational changes. It offers a mix of unit sizes more suited to the local housing market and demography and it is anticipated it will be particularly attractive to elderly and or mobility impaired people because of its access and parking provisions.
- 7.2 The proposed development accords with relevant development plan policies and with guidance in NPPF. In particular it will comply with design policies in both the Core Strategy and NPPF and will constitute sustainable development.
- 7.3 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is also a material consideration in planning decisions.
- 7.4 The proposed development would be fully in accord with the development plan and with the NPPF and should therefore be approved. There are no material considerations that would indicate otherwise.