

17th July 2021

Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs
BB7 2RA

Dear Sir /Madam,

Chapels, 16 The Drive, Brockhall Village, Old Langho, Blackburn
Application for planning permission
Planning Portal reference: PP-1004891

I am instructed by Mr and Mrs Fisher to submit to you the enclosed application for planning permission for:

"Erection of garage with ancillary residential accommodation above".

The application has been submitted electronically via the planning portal. Along with the planning application form, the application comprises the following plans:

- Site location plan;
- Existing site layout plan showing ground and first floor plans 0109/0016
- Proposed site layout plan showing ground and first floor plans 0109/0017 B
- Proposed elevations / ground and first floor plans 0109/0015 B
- Proposed site layout showing arboricultural TR Area & pilling ring bean 0109/0018 A
- Tree Constraints Report

Site and surroundings

The application site is rectangular in shape and comprises a two-storey residential property located towards the rear of the plot, together with a substantial drive and garden area to the front. Private outdoor amenity space is provided to the rear of the property in the form of a large decked area.

The property currently has no domestic garage unlike the majority of other properties on Brockhall Village.

The site is bounded to the west by no. 15 The Drive (Church House) and to the east by no. 17 The Drive. To the north, the site is bounded by playing pitches belonging to Blackburn Rovers and to the south by The Drive and an area of public open space.

It is noteworthy and material to the Council's consideration of this application that a large number of the properties on The Drive have their garages located to the front of the property. This includes the two adjacent properties of no. 15 and no. 17.

Planning History

Planning permission was granted in December 2016 for the change of use of the property from a beauty and massage facility to a single residential dwelling (Ref. 3/2016/1025).

Permission was granted subject to a number of planning conditions including a condition that removed permitted development rights thereby preventing extension of the property or the

additional of ancillary structures without planning permission. The reason given for the condition was *"To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality in accordance with the requirements of Policy DMG1 of the Core Strategy"*.

Notwithstanding this condition, the proposed development would not constitute permitted development by virtue of its location forward of the principle elevation of the dwelling house and scale. However, it is noteworthy that the reason for the condition was in relation to the impact of development on the character and visual amenities of the area and not residential amenity.

An application for a garage at the site was submitted in 2019 (Ref. 3/2019/0841). Planning permission was refused by the Council for two reasons:

1. The proposal, by virtue of its overall cumulative scale and proximity would result in a significant overbearing and over dominant impact upon the property known as 15 The Drive, being of detriment to the residential amenities of existing and future occupiers of the dwelling. As such, the proposal is considered to be in direct conflict with the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy.

2. The proposal would result in the introduction of an anomalous and discordant form of development that fails to respond positively to the character or pattern of development within the area, being of detrimental to the character and visual amenities of the area, being in direct conflict with the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy

This application addresses the two reasons for refusal.

The proposal has been subject to formal pre-application advice (Ref. RV/2021/ENQ/00045) which indicates that the revised proposal addresses the previous reasons for refusal and is acceptable.

Development Proposal

The development proposal comprises the erection of a garage with ancillary residential / guest accommodation above.

The proposed structure is 1.5 storeys in height and comprises a garage and storage at ground floor. No 16 The Drive currently has no domestic garage and thus has no facilities for the storage of gardening implements, tools and other domestic paraphernal such as lawnmowers, leaf blower, outdoor patio equipment etc. At first floor it is proposed to provide ancillary residential / guest accommodation which is to be used as office space and a guest bedroom.

It is proposed that the structure is faced with a combination of brick, render and silver birch composite panels. Spanish tiles are proposed to the roof to match the existing dwelling with PVCU windows.

The structure will be positioned between two groups of mature trees on the same building line as other garages on The Drive and specifically the garages of No. 15 and 17 The Drive. It will not be located forward of the very clearly defined building line that existing on the south of The Drive.

The proposed structure will provide two parking spaces, but will not compromise the ability to park vehicles externally at the property. It will still be possible to park in excess of 2 vehicles externally and also for them to turn and exit in forward gear.

Planning Policy

The Development Plan applicable to the proposals is the Ribble Valley Core Strategy (2008 – 2028). Policy DMG1 sets out the various criteria that development is required to comply with. The following are considered relevant to the proposal and requires the development to:

- Be of a high standard of design;
- Sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials;
- Consider the density, layout and relationship between buildings. Particular emphasis will be placed on visual appearance and the relationship to surroundings;
- Not affect the amenities of the surrounding area;
- Provide adequate daylight and privacy distances.

Assessment

The proposed structure is of a high-quality design and the materials from which it is to be constructed are of a good quality and in keeping with the existing dwelling on the site as well as adjacent properties. The siting/ positioning of the structure is not out of keeping with the locality and adopts a similar approach to other dwellings on The Drive, albeit it isn't physically attached the house. Importantly, the proposed structure is not forward of the clear building line that exists along the south side of The Drive. It is thus, in my view, entirely in character with the street scene of the drive and the area in which it is located generally. I also consider it to be entirely appropriate and thus acceptable in terms of its overall design and siting.

In terms of its scale, it is in keeping with the garage structures at both no. 15 and no. 17 The Drive. Indeed, the ridge line of the proposed structure is lower than the ridge line of the garage on no. 15 The Drive. It is also lower than the existing dwelling at the site thus ensuring the proposed structure is subservient to the main house and does not dominate it. Accordingly, I am of the view that it is entirely appropriate in terms of scale and mass.

Having regard to the size of the plot and taking into account existing built development within it and the amount of garden and land that will remain following the construction of the structure, which is significantly in excess of 50%, I am of the view that the proposed structure will not result in an overdevelopment of the plot. Indeed, the level of development on the plot is currently very low by comparison to adjacent development. Following the completion of the structure, the level of development on the plot will be comparable to its neighbours but still lower.

In terms of its impact on its adjacent neighbours no. 15 and 17 The Drive. Whilst there are windows which provide ancillary residential accommodation at first floor level, these look down the site towards The Drive and north-westwards. There is a window in the side elevation of No. 17 directly adjacent the proposed structure, however this serves a garage and is at an oblique angle to the window. There is therefore no overlooking from the proposed ancillary residential accommodation to no. 17 The Drive. With regard to no. 15 The Drive, there are no windows in the rear of the structure facing this property and as such, there is no overlooking. Notwithstanding this fact, the ground floor window in no. 15 The Drive which is closest to the proposed structure serves a hallway and non-habitable accommodation.

Although the structure is located forward of the dwelling on the site and close to the boundary of no. 15 the Drive it is not considered to be overbearing. The structure is pulled away from the boundary and is sited at an angle in order to minimise its impact. The building has a similar relationship to the adjacent dwelling as many other properties on The Drive which have garages to the front of the property along the boundary with an adjacent dwelling.

Having regard to the above assessment, it is considered that the application proposal complies with Policy DMG1 and thus is acceptable.

With regard to its impact on adjacent TPO trees, the structure is sufficient far away from the trees to not adversely impact on them.

Conclusions

In conclusion, we consider that the proposed development is acceptable and complies with relevant planning policies. Paragraph 11 of the NPPF makes it clear that development that accords with an up to date development plan should be approved without delay. Accordingly, we respectfully request that planning permission is granted as soon as possible.

The applicant wishes to work closely with the Council. As such, if you have any queries regarding the submission or require any additional information, please do not hesitate to contact me.

Yours faithfully

