



JUDITH DOUGLAS TOWN PLANNING LIMITED

Seedalls Bungalow, Eaves Hall Lane, West Bradford BB7
3JG.



Replacement dwelling and creation of parking.
Planning Design and Access Statement
August 2021

JDTPL0304

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1.0 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs Evans. Mr and Mrs Evans own Seedalls Bungalow and live at Seedalls Farm.

1.2 This Statement will describe the site and surroundings and the planning history of the development site. The development being proposed will be described and the relevant planning policies will then be discussed.

1.3 The application should be read in conjunction with the following plans and documents:

OS location plan 6320-L02

6320 P02 Existing and proposed site plans

6320 P06 Seedalls Bungalow – replacement dwelling plans and elevations

6320 P08 Proposed Site Plan - Seedalls Bungalow

6320 P10 Proposed Site Plan - Full Scheme

6320-E03 Seedalls Bungalow existing plans and elevations

Bat survey

2 SITE DESCRIPTION

2.1 Seedalls Farm is situated at the end of Moor Lane (Eaves Hall Lane) West Bradford on the northern side of the road. It comprises the main dwelling Seedalls Farmhouse a traditional stone built former farmhouse and attached barn, a detached garage and stables as well as another detached garage/storage building. Adjacent to west of Seedalls Farmhouse is another dwelling, a timber clad bungalow set within its own garden area and with pedestrian access off the track at the end of Moor Lane. It is this bungalow which we are seeking planning permission to replace. The main vehicle access to Seedalls Farmhouse is between the farmhouse and the bungalow. The bungalow doesn't currently have a vehicle access point or parking area. The access to the site is also a public footpath which passes to the south of the property. The existing pedestrian access onto this right of way.

- 2.2 The property is within an area designated as Area of Outstanding Natural Beauty in the Council's Housing and Economic Development, Development Plan Document. (HEDDPD). The site is within an area described as Moorland Fringe in the Forest of Bowland Landscape Character Areas.

3 PROPOSED DEVELOPMENT

- 3.1 It is proposed to demolish the existing bungalow and replace it a new two storey dwelling. The dwelling will have an overall footprint of 7.4m by 12m and is 7m to the ridge. It comprises a two storey, two-bedroom cottage with a single storey garden room on the western gable which ends into a canopy over the south elevation and front door. The dwelling is to be constructed out of natural stone and render with natural stone detailing around the doors and windows. The garden room is oak framed, and the roof is to be covered in natural slate.
- 3.2 Parking is to be provided on the east side of the cottage using the existing access to Seedalls Farmhouse. A modest garden area is provided.

4 PLANNING HISTORY

- 4.1 A certificate of lawfulness was granted in September 2020 which confirmed that the existing bungalow can lawfully be used as a dwelling reference 3/2020/0580.

5 PRE-APPLICATION ADVICE

- 5.1 Pre-application advice was received on the 6th July 2021. This confirmed that the proposal to replace the bungalow with a new dwelling is in principle acceptable under policy DMH3. It confirmed that the size of the replacement dwelling is appropriate and an assessment of the impact of the development on the landscape was made. This concluded that the proposed replacement dwelling would not result in an unacceptable adverse impact on the landscape.

6 PLANNING POLICY

- 6.1 The Development Plan for this site is the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

6.2 The following policies are of relevance to the proposal.

- Key Statement DS1 (Development Strategy) sets out the development strategy for the Borough
- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- Key Statement EN2 (Landscape) Any development will need to contribute to the conservation of the natural beauty of the AONB
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DME2 (Landscape & townscape protection) development should enhance local landscapes
- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DMH3 (Dwellings in the open countryside and the AONB) replacement dwellings are acceptable where there is not adverse impact on the landscape in relation to the dwelling, the residential use has not been abandoned.

6.3 National Planning Policy Framework (NPPF) Section 12 of the NPPF relates to the design of developments with emphasis placed on the linkages between good design and sustainable development.

7 EVALUATION

7.1 The main planning issues to be considered in the determination of this planning application are:

- The principle of the development
- The design of the proposal
- Visual impact-the impact of the proposal on the quality of the landscape.
- Residential amenity.
- Ecology

7.2 The site is in the open countryside outside a settlement and within an Area of Outstanding Natural Beauty. Policy DMH3 limits new residential development in the open countryside or AONB to certain types of development. This includes the replacement of dwellings where the use has not been abandoned, there being no adverse impact on the landscape and the need

to extend an existing curtilage. The certificate of lawfulness confirmed the use of the bungalow as a dwelling has not been abandoned and it also confirmed the extent of the curtilage of the property. The proposed replacement dwelling is set within the curtilage of the existing bungalow no extension of the curtilage is required for the proposed development. We will demonstrate later in this statement that the proposed replacement dwelling, and its curtilage will have no adverse impact on the quality of the landscape of the AONB. The proposal is compliant in principle will policy DMH3.

Design

7.3 The proposed dwelling is to be built out of mainly stone on the main elevations viewed from the public realm which is the public footpath to the south of the site. The northern elevation is rendered. This arrangement with the use of stone on the public face of the building and render on the rear is common on traditional buildings in the area. The replacement dwelling is a modest two bedroomed cottage but is an increase on the size of the existing building. However, the Council’s policy in the Core Strategy does not specify any limit on the increase of floorspace or volume rather the assessment is to be made on whether the proposed development would have any adverse impact on the landscape.



Image 1 Existing south and west elevation.



Image 2 Existing north and west elevations

- 7.4 The existing timber clad bungalow with a felt roof has no architectural merit and detracts from the visual qualities of the AONB. Its replacement with the well-designed two storey cottage using materials which reflect the local vernacular to produce a building which reflects the style of traditional dwellings in the area will enhance the visual qualities of the landscape and the AONB. The design of the replacement dwelling is sympathetic to the site, and reflects local building traditions, using vernacular detailing and materials so that it is not overtly contemporary.
- 7.5 The proposed parking is on the eastern side of the dwelling and adjacent to the current access to Seedalls Farmhouse. It is within the existing curtilage of the bungalow and will not further urbanise the landscape.

Impact of the proposal on the quality of the landscape.

- 7.6 The removal of the dilapidated bungalow and its replacement with the new dwelling will enhance the visual qualities of the landscape. Public views of the site can be gained from the public footpath which passes directly to the south. Any new building will be experienced against the backdrop of Seedalls Farmhouse, its garden area, which is mainly to the south and immediately to the east of the proposed dwelling and the existing domestic outbuildings. The field boundaries in the immediate area are denoted by hedges and some trees. This means that from intermediate or long-range views the proposed dwelling will not be particularly visible in the landscape. Image three shows the trees and shrubs along the public footpath in front of the site in winter. The bungalow is just visible on the right-hand side of the

picture. The proposal complies with the requirements of Key Statement EN2 and Policy DME2.



Image 3 Looking west along the footpath. This shows the natural screening which already exists near to the site. The access to Seedalls Farmhouse is off to the right and Seedalls Bungalow is just visible in the right of the picture beyond the gates.

Residential Amenity

7.7 The proposed dwelling has sufficient outdoor space for recreation, drying of clothes and the storage or refuse bins. These facilities are already provided for the bungalow. The increase in the size of the dwelling will not have any significant increase effect on the residential amenities of the neighbouring property Seedalls Farmhouse. The proposed development now includes an area for the parking of vehicles. The proposal is compliant with the requirements of policy DMG1.

Ecology

- 7.8 A bat survey of Seedalls Bungalow and of the whole site has been carried out. The report concludes *“The farm appears to be located in an optimal location for bat forage habitat. However, the result from the emergence survey showed a surprising lack of activity, possibly due to the elevation of the property and being on the edge of moorland. The buildings do not provide high quality bat roost habitat either for hibernation or summer roosts, no current or historic signs of bat presence were evident. The demolition of the garage /stable, outbuilding, bungalow and lean to will not result in the loss of any bat roost habitat nor will it result in any disturbance to the local bat population. The scale of the proposals will not impact on any existing commute / forage routes. No further survey effort is required nor is mitigation necessary.”* The proposal is compliant with the requirements of Key Statement EN4 and policy DME3.

8 CONCLUSIONS

- 8.1 Overall the proposed development improves the visual quality of this group of buildings by complementing the traditional design of the main farmhouse. The development has the potential to improve the visual quality of the landscape by removing poor-quality timber clad bungalow and replacing it with suitably design high quality cottage. The proposed replacement dwelling will have no adverse impact on the landscape and will improve the appearance of the group of buildings.
- 8.2 The development contributes positively to the character of the AONB. We have demonstrated the proposed development complies with the requirements of the Core Strategy and the NPPF and as such planning permission should be granted.