



Winton House, 145 Whalley Road,
Wilpshire, Blackburn. BB1 9NE

Supporting Statement

Retrospective Planning
Application for the
Retention of Existing
Outbuilding Containers
on Site Used as Ancillary
Leisure Space for Winton
House

August-September 2021
Prepared by HAD & Co

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SUPPORTING STATEMENT FOR:

Winton House, 145 Whalley Road, Wilpshire, Blackburn. BB1 9NE.

CONCERNING:

Retrospective Planning Application for the Retention of the Existing Outbuilding Containers on Site for Ancillary Leisure Use to the Residents of Winton House

1.1 This Supporting Statement is to accompany the retrospective planning application for the containers at the land to the rear of: Winton House, 145 Whalley Road, Wilpshire, Blackburn. This land forms part of the residential curtilage of the property and is used as garden and recreation space for the residents. The statement will detail a brief history of the site, justify the containers' presence and discuss the changes the applicant is willing to make for them to be granted planning permission. The previous applications for the site of a similar nature will be considered and relevant Local and National Planning Policies will be studied to show how the proposed scheme complies.



1.2 Ribble Valley Borough Council has deemed the development of the containers requires planning permission, and as such HAD & Co Property Consultants Ltd have been instructed by the applicant to complete and submit a retrospective planning application for the current containers left on site.

1.3 Previous applications of a similar nature have been submitted in the past few years, some were successful and provided a temporary use for the containers subject to conditions that needed to be complied with in a set time limit. Another application to make the containers use permanent was refused due to the Green Belt designation of the land, and also the design, scale and siting of the development.

Previous Applications:

3/2017/0454- Retention of unauthorised temporary accommodation converted from three existing container units

Approved for temporary period subject to conditions.

3/2017/1177- Retention of unauthorised change of use of five steel containers into one temporary ancillary residential unit

Approved for temporary period subject to conditions.

3/2019/0543- Proposed change from temporary ancillary living accommodation approved under application 3/2017/1177 to permanent ancillary living accommodation

Refused:

1 The proposal given the lack of justification constitutes inappropriate development in the Green Belt and as such is contrary to paragraphs 145 of the National Planning Policy Framework. It is further considered that the proposal will result in an unacceptable impact on openness arising from the scale, position and design of the building. As such, and in the absence of any very special circumstances to clearly outweigh the aforementioned harm, the development is considered contrary to Key Statement EN1 and Policy DMG1 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

2 The proposed development, by virtue of its size, scale and design, would not constitute a modest level of accommodation which would be capable of integration into the main dwelling, or a use ancillary to the use of the main dwelling, when circumstances change contrary to Policy DMH5 of the Ribble Valley Core Strategy.

1.4 Due to the temporary status and conditions having strict time constraints for the previous approved applications, this new application seeks to apply for planning permission for the existing containers on site and proposes to alter the appearance of these to a standard that will be suitable for the site and comply with relevant planning policies. It is hoped the Local Planning Authority will be able to look favourably on the application and allow the applicants suitable time to complete any conditions accompanying any grant of planning permission.

1.5 As well as detailing the existing situation of the containers on the site, the pre-existing site will be reviewed, and a proposal will be discussed to bring the current development up to an acceptable level. The slight design changes should help to overcome the second reason for refusal. A justification for the development inside the Green Belt will also be provided to answer the first reason of refusal.

1.6 The last Full Planning Application submitted for the permanent use of the containers was refused and 'lack of justification' was used as part of the reasons, however the commissioned Planning, Design and Access Statement **[Appendix 1]** written by Trevor Hobday to be submitted with the application was never received by Ribble Valley Borough Council and should have been requested as part of their validation checklist. This has been included as an Appendix for reference.

2. SITE

2.1 Located in the Wilpshire District of Blackburn, the property lies within the jurisdiction of Ribble Valley Council. Included in the ownership boundaries is an extensive piece of land to the rear of the property located North. This is used as a playing field and recreational garden space for the residents.

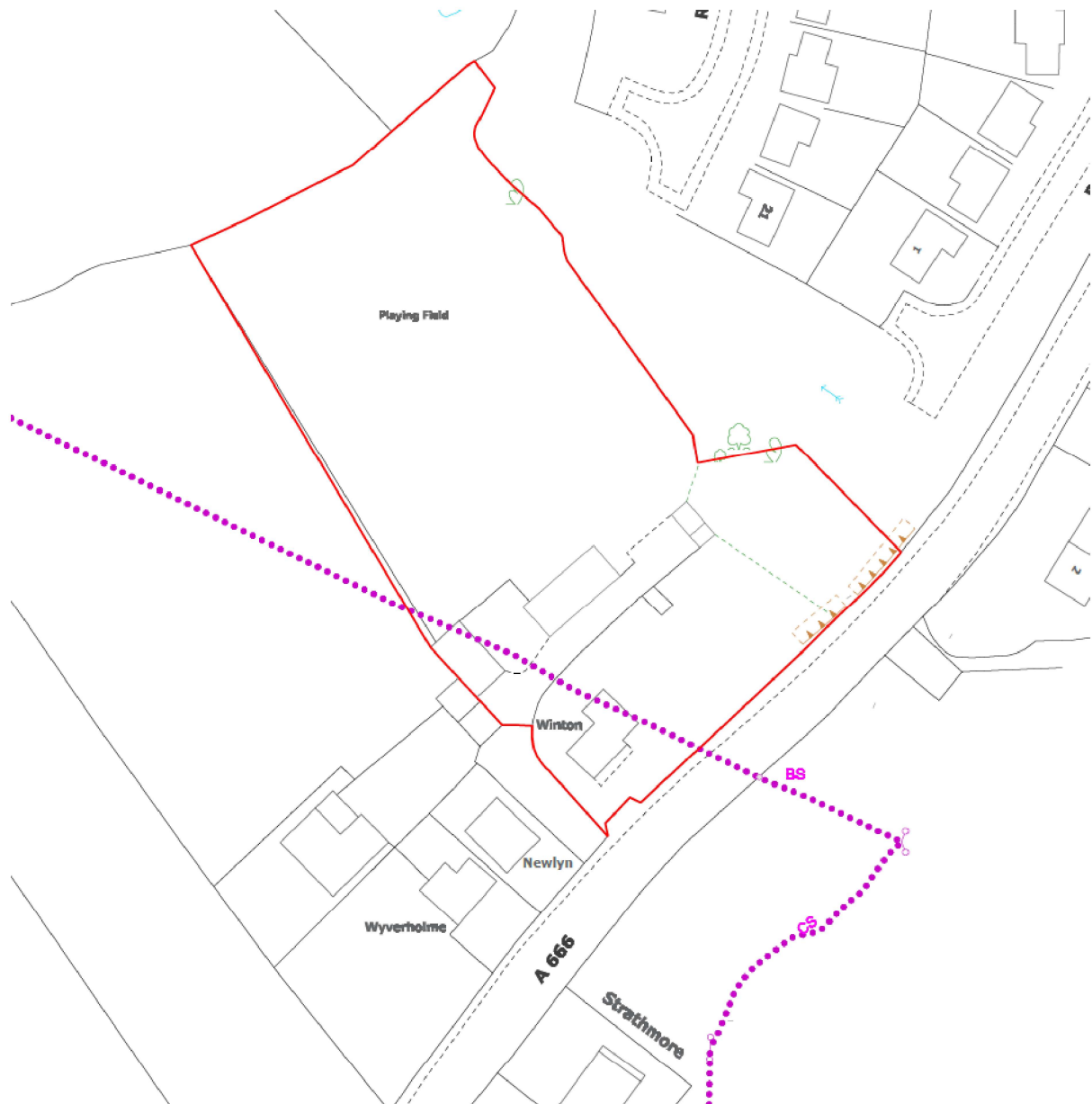


Fig 2. Existing Location Plan of Winton House and Ownership Boundary

2.2 The main house is located off the highway of Whalley Road and is accessed off this road via a shared driveway. There are additional small detached single storey buildings ancillary to the main house scattered to the rear including garages, sheds and the containers. These are all solely used for residential amenity and

storage purposes of the family that resides at Winton House, 145 Whalley Road. There are no buildings used for business purposes on this site.

2.3 The current occupiers, the Khan family, have resided here for nearly 25 years and when they moved in the house came complete with a swimming pool installed to the land at the rear that was covered with a timber building complete with plant room and dedicated boiler. This swimming pool is still present and the containers were originally put over it in place of the timber structure that unfortunately collapsed following years of deterioration.

3. PRE-EXISTING

3.1 The swimming pool to the rear was present when the current residents took ownership of the property and land around it. It was covered by a timber structure and housed spaces internally for the boiler, plant room and changing areas. Its actual build cannot be confirmed by the applicants.

3.2 The swimming pool was fully utilised by the occupants of Winton House, Wiltshire however it's timber structure with flat roof was not built to last and there is photographic evidence that shows the roof above the swimming pool dangerously bowing in the middle. It was not long after the photos were taken that the roof collapsed and brought down the majority of the timber structure holding it up.



Fig 3. Evidence of Swimming Pool Building (Khan Family circa. 2006)



Fig 4. Evidence of Swimming Pool Roof Bowing Internally (Khan Family circa. 2006)

3.3 The amount of debris and depth of the swimming pool meant the broken structure had collapsed into the sunken hole in the ground that formed the pool. This meant the removal of the wreckage was not as straight forward as simply picking up the rubble and taking it away. The removal of most of the collapsed structure was started in March 2014. The plant room and boiler room to the south-west corner of the swimming pool building remained in place as this along with the swimming pool itself survived the collapse. The clearance continued in stages up until March 2016 when the swimming pool was finally exposed.



Fig 5. Removal of Collapsed Structure, Plant Room Remaining (Khan Family, March 2016)



Fig 6. Removal of Collapsed Structure, Plant Room Remaining in Context (Khan Family, March 2016)

3.4 In approximately April the same year, the first three containers were brought to site to attempt to cover the swimming pool in place of the collapsed building. It has always been the intention of the applicant to keep the swimming pool to reinstate it in the future. To ensure the main structure of the pool remained intact, the containers were placed over it for protection.

3.5 The following months up to August 2016, five more containers were installed to completely cover the swimming pool and a few left over were placed alongside an existing garage to the north-west of the site. September 2016 saw Ribble Valley Borough Council start an investigation as to whether the containers were a breach of planning. After site visits and discussions were had, the council requested a planning application for the containers in December 2016 after it was deemed they consisted of a material planning change.

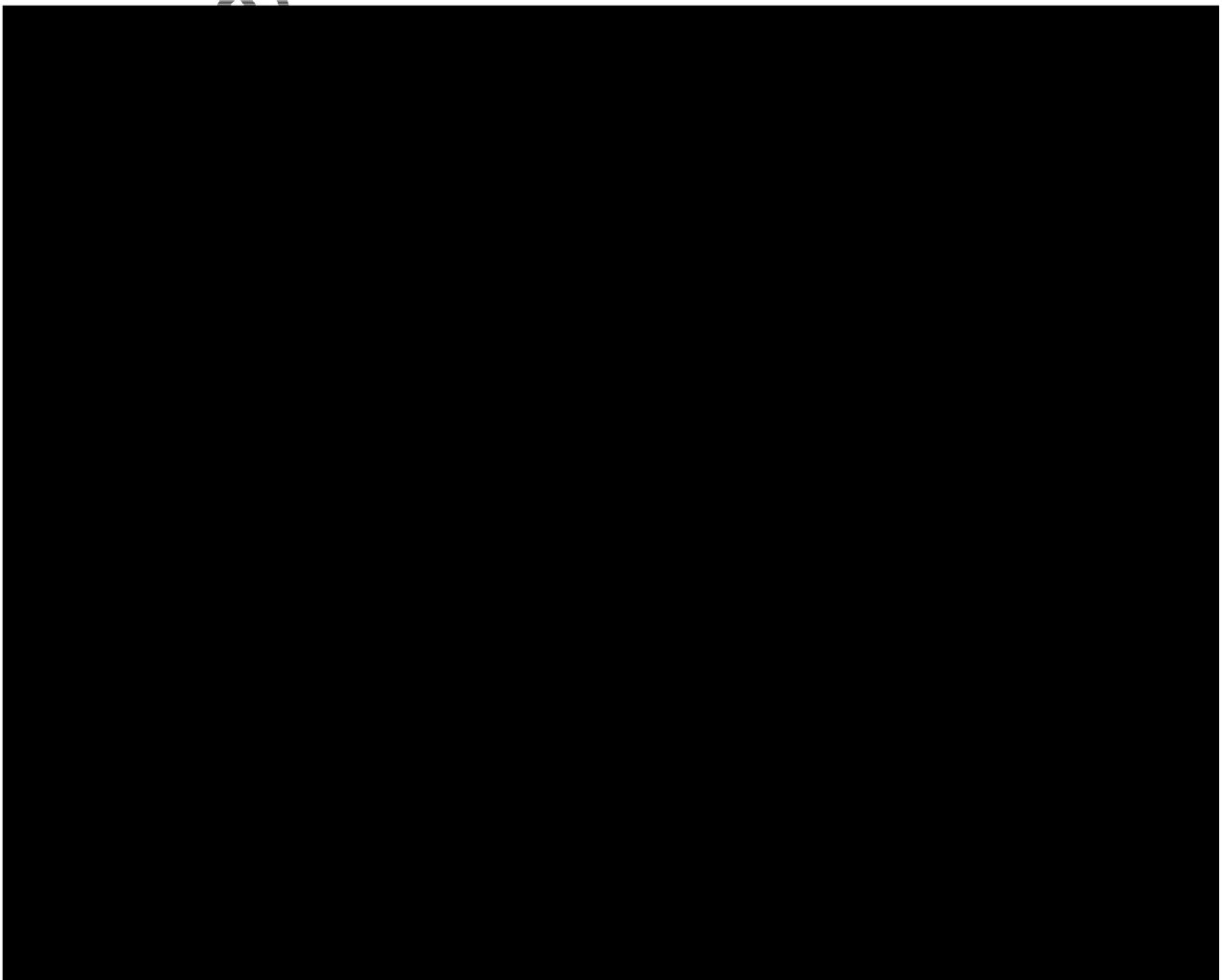
3.6 During the years of 2017 and 2018 two planning applications were submitted and considered, and both were approved for temporary use until September 2019. These grants of temporary planning permission were subject to the conditions that the proposed appearance changes of the containers were completed after so many days or months following the decision date. However, these conditions were not complied with as the applicant faced difficulties in getting the work completed within the time frames set.

3.7 As the applicant attempted to resolve the issue of the external appearance of the containers, the temporary use deadline soon came around and another application was submitted to make the temporary use a permanent one. However, this was refused, and the applicant was subsequently asked to remove the containers as they no longer held planning permission and was requested to do this by December 2019.

3.8 The removal of the containers proved difficult to organise logistically and the Covid-19 pandemic hit the UK in full by February and March 2020. The consequential and intermittent lockdowns that followed meant the first three of the containers on site were not removed until June 2020. The town of Blackburn is widely known to have been one of the worst affected and impacted areas of the UK from the Covid-19 pandemic, which has meant the removal of the remaining containers has still been a challenge.

4. EXISTING

4.1 The global pandemic along with family events have meant three of the containers on site have been utilised as living accommodation for part of the extended family that all reside at Winton House, 145 Whalley Road, Wilpshire. Currently there are [REDACTED] of the ever-growing family living at the detached 4-bedroomed house, Winton House; this means more amenity space is needed and as more people around the world are now spending more time at home, extra space is required for further enjoyment of the family home.



4.4 The current site remains as it was prior to the containers being brought onto site except for the remaining five containers of the eight in total that were originally installed. Three of these have already been converted internally to provide living accommodation for some of the family members.

5. PROPOSED

5.1 This planning application is to gain planning permission for the remaining five containers on the site. To get these to an acceptable standard, it is proposed that the remaining two that have not yet been converted are changed into ancillary amenity space for the family to use and to upgrade the appearance of the units to a more aesthetic and suitable design for the locality.

5.2 The proposed use of the containers will replicate a similar use to that of the swimming pool building that was in its place- a leisure use exclusive for the residents to enhance their enjoyment of their home and use the extensive garden space that belongs to Winton House, 145 Whalley Road, Wilpshire. The already converted part already hosts a games room and the unconverted space will provide additional relaxing space inclusive of a dedicated kitchenette and lounge area overlooking the playing field to the north. There will also be a home office space for those working from home and for the children to complete homework and other studios tasks and a separate space for relaxation for the elderly parents to use for their mental and physical wellbeing.

5.3 The appearance of the metal profiled containers is to be covering in a timber cladding: 125mm x 25mm treated timber shiplap cladding. The global Covid-19 pandemic, Brexit implications and climate change have all currently affected the availability of building materials in the UK- as such, the applicant will need enough time to ensure that before starting the works the choice of cladding, its availability and price is viable before ordering and instructing contractors to complete the works. It is therefore requested that should a grant of planning permission be granted, any condition requiring the completion of the cladding is given a suitable timeframe for such work to be booked in. Perhaps a pre-commencement condition can be applied for the applicant to provide details on the chosen cladding material and when it can be delivered in whole for the works to commence.



Fig 7.Example of Timber Shiplap Cladding

5.4 In addition to the timber cladding installation, a green apex pitched roof will be installed to provide the containers with an appropriate appearance of a residential outbuilding and not an industrial group of storage units. The green roof will help the building blend in with the green surroundings and encourage the biodiversity of garden area. It will also encourage more water up take so there is less wasted water run-off that will need to be transferred elsewhere to drain.

5.5 In addition to the sustainable use of a wasted resource (the containers), the replacement of a previous building on the same site in the same location, the proposed and recyclable timber cladding, and the green roof- the applicant is also keen on looking into using renewables to help power the building. The surrounding land of the site gives the option of Photo Voltaic panel installations, ground source heat pumps and potentially air-source heat pumps- depending on what would best power the building and what would need less room and maintenance to manage. The development also already benefits from a dedicated septic tank as a sustainable drainage scheme.

5.6 The swimming pool will remain underneath the containers should the family or future occupiers wish to reinstate this. However, it is currently envisaged that until such a time this large family unit will be using the containers as ancillary space to their home to further their enjoyment and provide them with the extra space they need and help their parents.



Fig 8. 3D Representation of Proposed Changes to Existing Containers

6. RESPONSE TO PREVIOUS REASONS FOR REFUSAL

6.1 Green Belt development: The proposal seeks to effectively replace the previous building on the site in the same location. It has a history of something being built in the place before. The buildings do not intrude on anyone's privacy or amenity and cannot be seen from the Highway. The aesthetic changes proposed hope to enable the building to blend in better with the green surroundings and enhance the character of the site. The overall footprint of the development constitutes as only 1.63% of the overall available space of the site, thus coming under the allowance of one third usually provided by Local Planning Authorities. The Green Belt designation is given to avoid any "urban sprawl" and protect the green spaces of each local authority- the small ancillary outbuilding for the use of the residents cannot be classified as contributing to any urban sprawl.

6.2 Scale and Siting: The scale is of a similar nature: single storey, extending over the swimming pool and providing ancillary space at the residential premises of Winton House, 145 Whalley Road, Wilpshire used for the enjoyment of the family. The new timber cladding and green roof will make the containers appear more in keeping with the surroundings.

7. CONCLUSION

7.1 In Ribble Valley Borough Council's Adopted Core Strategy, "KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT" details that where development is considered sustainable, it will be supported. The containers on this site make use of recycling an existing product into something else, the renewable energy to power it and the recyclable and eco-friendly proposed materials also promote the sustainability of the development. The nature of the prefabricated containers also means they can be transported from the site and reused again in the future without detrimental harm to the land they currently cover.

7.2 "KEY STATEMENT EN1: GREEN BELT" details the importance of the Green Belt designation for Ribble Valley, and states other uses of development will be considered where it preserves the openness of the green belt. The containers are placed in a position of the historic swimming pool building. It also provides an outlook to the playing field and greenery to the north and acts as a barrier to any other development occurring here preventing any future development to the Green Belt within this site.

7.3 "KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE", as mentioned above, the scheme aims to use renewable energy to power the building and uses sustainable materials that can be easily recycled and removed from site without damaging the environment.

7.4 "KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY", the proposed green roof will encourage biodiversity for the area benefitting nature and the existing wildlife in the area.

7.5 "POLICY DMG1: GENERAL CONSIDERATIONS": the proposed changes to the aesthetics of the containers promotes high **design** and considers the surroundings by providing a look that is more in keeping with the area, it is of a similar scale to the building that was in its place before it and does not affect the **amenity** of any neighbours and enhances that of those living at Winton House, Wilpshire. It will use sustainable practices and renewable energy provisions and already has existing **access** with plenty of parking. The proposal hopes to provide a positive aspect on the **environment** and will enable the family to continue living there comfortably and feed into the **infrastructure** and economy of Ribble Valley as residents and workers of the Borough.

7.6 "POLICY DME5: RENEWABLE ENERGY", the proposal will make use of renewable energy to power the building. The option for PV's to be installed on the site may be intrusive, however the use of air or ground source heat pumps may be a better option depending on whether the energy produced will be sufficient to power the buildings and space can be easily provided for storage.