

# DESIGN AND ACCESS STATEMENT

**354-DAS v07 – 28<sup>th</sup> September 2021**

Treetops  
Springfield Close  
Wiswell Lane  
Whalley  
BB7 9AF



**Full Planning Permission sought as a new self-build and custom house for a sustainable detached house proposed as infill of an existing development strip on the land adjacent to residential property Treetops sited on Springfield Close just off Wiswell Lane, Whalley**

## *PREPARED BY*

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## ACKNOWLEDGEMENTS

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Wiswell Lane  
Whalley  
BB7 9AF

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***This document is to be read in conjunction with the following Planning Documents:***

Design and Access / Heritage Statement - Atoll Ltd  
(i.e., this document):

- 354-DAS v07 – 28<sup>th</sup> September 2021

Planning Drawings - Atoll Ltd:

- 354\_PL01\_LocationPlan
- 354\_PL02\_ExFloorPlans\_Treetops
- 354\_PL03\_ExElevations\_Treetops
- 354\_PL04B\_ProposedSitePlan
- 354\_PL05A\_ProposedFloorPlans
- 354\_PL06A\_ProposedElevations\_1of2
- 354\_PL07A\_ProposedElevations\_2of2
- 354\_PL08\_ProposedTreeTopsElevations

Tree Impact Report

- Tree Impact Report\_Tree Tops\_Wiswell Lane\_Whalley\_Sept2021

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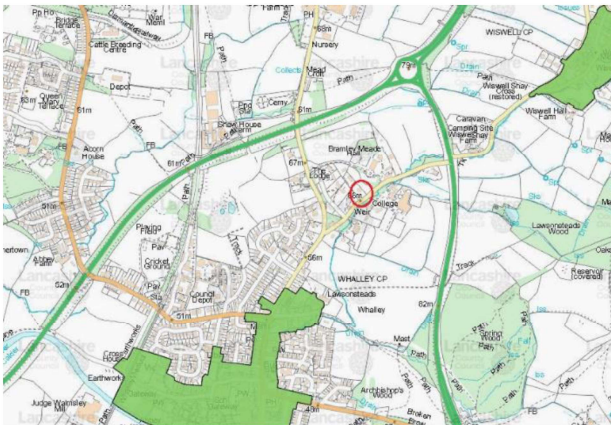
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# 1.0 BACKGROUND

## 1.1 Locational Context



The residential site of Treetops is accessed off the unadopted road of Springfield Close coming off Wiswell Lane. The corner house plot and orientation fronts both roads with its main visible orientation and access off Springfield Close. The site is very well screened by dense planting from Wiswell Lane and to all other sides.

The immediate area is predominantly residential in character and use with the site being located within 100 m and so close proximity to the existing Tier 1 Settlement Boundary of Whalley.

The site is located within the settlement of boundary of Whalley as defined on the Proposals Map (adopted on 15 October 2019). Whalley is identified as one of three Principal Settlements in Key Statement DS1 of the Ribble Valley Core Strategy towards which the majority of new house building is directed.

The site is not located in a Conservation Area (and is positioned midway between Whalley and Wiswell Conservation Area boundaries). See mapping on extract of Lancashire CC Maps & Related Information Online (MARIO) above.

## 1.2 National and County Planning Context

The site is classed as being in Open Countryside and as mentioned just outside of the Settlement Boundary as defined by the Ribble Valley BC Core Strategy. In terms of the key policy, the following is noted nationally and locally:

**National Planning Policy Framework** (Updated 19th June 2019)

Planning Policy Statement 3: Housing (PPS3)  
Planning Practice Guidance: Lawful Development Certificates

Planning Practice Guidance: Self-Build and Custom Housebuilding

## Ribble Valley BC - Core Strategy

Key Statement DS1 — Development Strategy  
Key Statement DS2 — Sustainable Development  
Key Statement DM12 — Transport Considerations  
Policy DMG1 — General Considerations  
Policy DMG2 — Strategic Considerations  
Policy DMG3 — Transport & Mobility  
Policy DMH3 — Dwellings in the Open Countryside  
Policy EN2 — Landscape & Townscape Protection  
Policy DME1 — Protecting Trees & Woodland  
Policy DME2 — Landscape & Townscape Protection

## Ribble Valley BC - Other

Self-Build and Custom Build Register

## 1.2.1 National Planning Policy Framework (NPPF)

Whilst the NPPF states planning policies and decisions should avoid the development of isolated homes in the countryside, it also concedes certain circumstances of exceptions made to this policy.

## Planning Policy Statement 3: Housing (PPS3)

The principle of Residential Development was updated in June 2010 with a re-issuing of Planning Policy Statement 3: Housing (PPS3) where the Glossary definition of Previously Developed Land listed in both PPS3 and NPPF specifically excludes “land in built-up areas such as residential gardens” and other “land that was previously developed”. Just to be clear, this exclusion definition still remains in the latest NPPF update of June 2019, whilst it also states:

*“The use of Previously Developed Land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

As such, whilst garden land in built up areas is now usually classed as greenfield rather than Previously Developed Land or brownfield, it is also noted that subsequent High Court of Appeal rulings have created precedents to create exceptions for certain private residential gardens.

## Paragraph 79 Exceptional Design

NPPF allows new isolated homes to be built in the countryside under certain exception tests. Outlined in paragraph 79 (previously 55) is an allowance for new dwellings to be built in the countryside where they are of exceptional quality of design. The policy is a response to the reality that, despite the drive to

improve the design quality of new housing generally, new housing continues to be very ordinary, homogenous and with poor environmental considerations.

### Definition of Original Dwelling

Under the terms of the NPPF, the definition of what was the original dwelling traditionally depends on how a dwelling stood here as of July 1st, 1948 (based on the date the Town and Country Planning Act 1947 first came into force). In planning terms, this date sets the point at which the size of a dwelling would be regarded as the 'original dwelling.'

### Planning Practice Guidance: Self-Build and Custom Housebuilding

The Self-Build and Custom Housebuilding Act 2015 places a duty on public authorities to keep a register of individuals and associations of individuals seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes.

### The National Model Design Code

A consultation on draft revisions to the NPPF and a new draft National Model Design Code. ran from January 2021 to March 2021. The government has invited expressions of interest from local planning authorities in England to test the National Model Design Code, although it is noted that Ribble Valley are not part of this testing. However, information is still included as it is pertinent.

The National Model Design Code forms part of the government's planning practice guidance and should be read as part of the National Design Guide, and alongside the planning practice guidance notes referenced in Part 3 of the National Design Guide, Manual for Streets, and other forthcoming guidance relating to the natural and environmental characteristics of development.

In the absence of local design guidance, local planning authorities will be expected to defer to the above publications which can then be used as material considerations in planning decisions.

### 1.2.2 Ribble Valley BC Core Strategy

In terms of Ribble Valley BC, notwithstanding wider considerations linked to trees and ecology, in terms of more outline primary considerations, the following strategic policy that holds the most bearing is identified at this initial stage:

#### DMG2 Strategic Considerations

States that development proposals in the principal settlements of Whalley and other Tier 1 villages

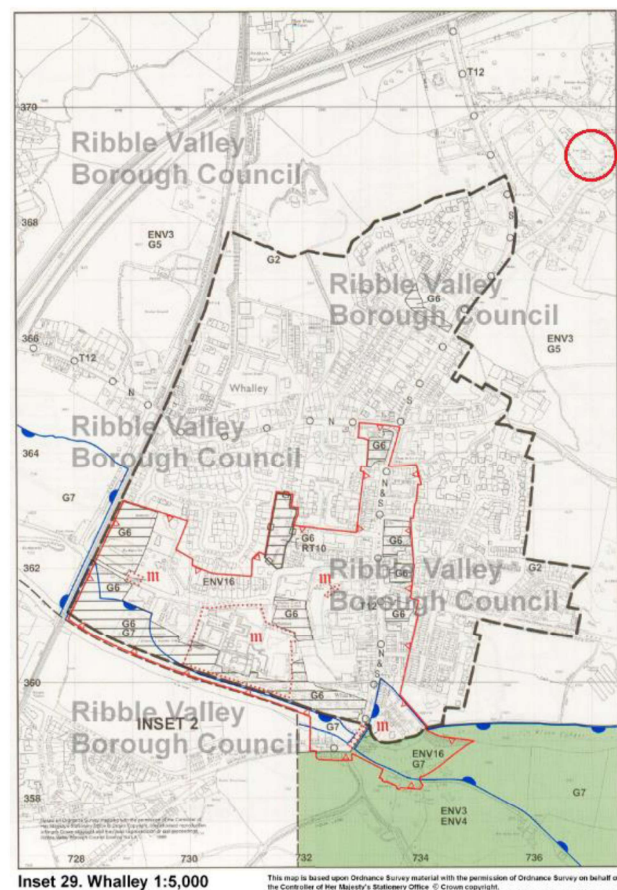
should consolidate, expand or round-off development so that it is closely related to the main built-up areas and be in-keeping with the existing settlement.

As per the term's 'consolidation,' 'expansion' and 'rounding-off' defined in the Core Strategy glossary, it is considered that these development proposals would constitute consolidation or rounding-off.

The term 'built-up areas' is not defined nor identified on the adopted Proposals Map, yet it is considered that the application site is within a built-up area of the settlement of Whalley for the purposes of Policy DMG2.

Yet even outside the settlement, consideration of certain exceptions could be allowed, and which includes housing if "The development is for Local Needs Housing which meets an identified need" as is the case being argued here.

Refer to Whalley Inset Map 29 below.



In terms of Districtwide Local Plan Maps the Whalley Inset 29 map is now read in conjunction with Ch14-adopted Core Strategy.

The Treetops site is positioned just to the NE of the inset map settlement boundary for Whalley (Treetops is marked up in red ring-fence above).



In addition to this, it is also noted that matters have historically changed in relation to the overall housing supply position in Whalley settlement anyway. In particular, due to a revised position in relation to the Lawsonsteads site.

As such, refer to Local Planning Precedents and in particular the outline Approved scheme 3/2015/0550 Maple Close and approved schemes 3/2014/0883 Bennetts Close and 3/2019/1025 Paddock Gate in close proximity to Treetops where similar 'in principle' issues were considered are illustrated below as key precedents.

### MH3 Dwellings in the Open Countryside

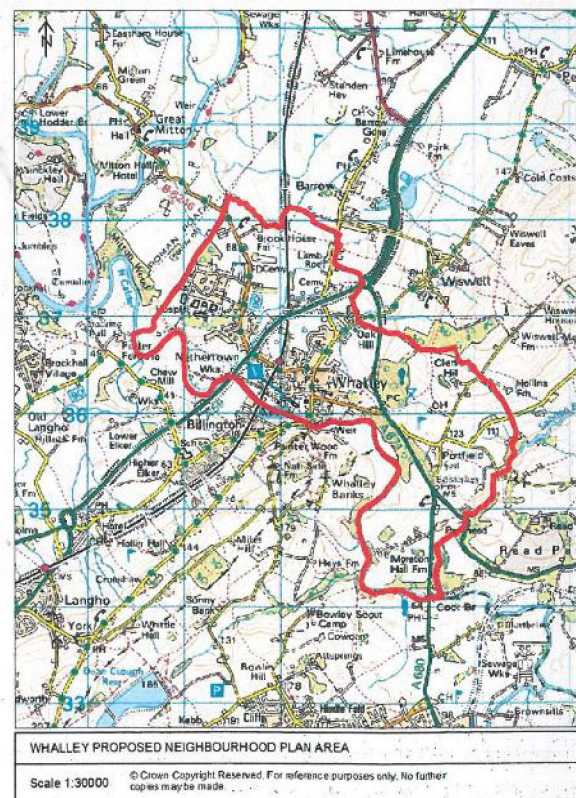
Reiterating DMG" this states that residential development may be limited to such things as "development essential for the purposes of agriculture or residential development which meets an identified local need."

### Self-Build and Custom Build Register

Linked to the mandatory obligations under the Self-Build and Custom Housebuilding Act 2015, Ribble Valley BC must now give priority to people with local connections. It follows changes to the regulations in October 2016 that allow councils to introduce a 'local connection test' for applicants to the self-build register. For those who meet the requirements of the local connection test then they will be placed on Part 1 of the register. Ribble Valley BC are further obliged to provide enough planning permissions of serviced plots to meet this identified need.

It is confirmed that the current householders of Treetops have been accepted on the local register under the local connections test.

### 1.3 Whalley Neighbourhood Plan



*Ribble Valley BC Council accepted the application for designation from Whalley Parish Council for a Neighbourhood Plan. Approved in 2015, a steering group is now developing the plan. At the time of writing, nothing other than the designated area is available online.*

### 1.4 Key National Planning Precedents

In terms of what were seen as being inappropriate residential development in Open Countryside, the following notable Planning Inspectorate judgements or other exemplar precedents are listed to highlight the already established challenges to certain vague planning assumptions made for key principles and terminology used.

#### 1.4.1 Planning Inspectorate Appeal Upheld (2019)

- Mr & Mrs Wilmott vs South Gloucestershire Council<sup>1</sup>
- 27 Gloucester Road, Rudgeway, Bristol
- Planning Application Reference: PT18/2416/F
- Appeal Decision Date: 26.03.19

This key appeal was upheld by the Planning Inspectorate in favour of the applicant against the Council's prior double rejection of a planning

<sup>1</sup><https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseId=3214856&ColD=0>

application on the basis they deemed it 'inappropriate development in the Green Belt.' The original application had been made to apply for approval to build 1 no. detached dwelling with parking and associated works in the grounds of Willis House, 27 Gloucester Road, Bristol, BS35 3SF. The site was strictly speaking situated on Green Belt land but sited on the development fringes of the Rudgeway settlement, just off the A38 north of Bristol.

The Council contended, in both instances, that the proposals were inappropriate developments and in inappropriate locations for housing. This site in question (and the houses surrounding it), were not within the settlement boundary, but were on the very edge of it. Beyond this group of houses lay what would be described as 'open countryside.' However, the appeal inspector set out their 'Main Issues' as listed below when establishing the reasons for their decision to uphold the appeal and reject the Council's firmly held position.

## 1.5 Key Local Planning Precedents

### 1.5.1 Outline application (access only ) for the erection of 1 No dwelling with access off Maple Close, Wiswell Lane, Whalley B7 9AG ( 3/2015/0550 )



*Approved Site Plan 3/2015/0550*

With Maple Close being just the next lane down from Springfield Close, the local planning precedent is seen as being highly pertinent.



*Approved Elevations 3/2015/0550*

The approval of this scheme in terms of its harm to planned requirements as set out in the Core Strategy was seen to some degree as being mitigated by this shortfall in predicted housing numbers.



*Approved Floor Plans 3/2015/0550*

As such, the proposal was seen to accord with the aims, objectives and main thrust of Policy DMG2 and Key Statement DSI and consider that there would be no significant detrimental implications to the adopted development Strategy resultant from the granting of consent for a small single dwelling.





*Relative location of Maple Close 3/2015/0550 to Treetops*

It is noted that Maple Close is only located approximately 80m nearer to the Settlement Boundary than the Treetops site.

### 1.5.2 Residential development of four dwellings in the grounds of Bennetts Close, Wiswell Lane, Whalley ( 3/2014/0883 )

The principle of residential development had already been established on this site through a previous and still extant consent (3/2013/0770) for the erection of four dwellings.

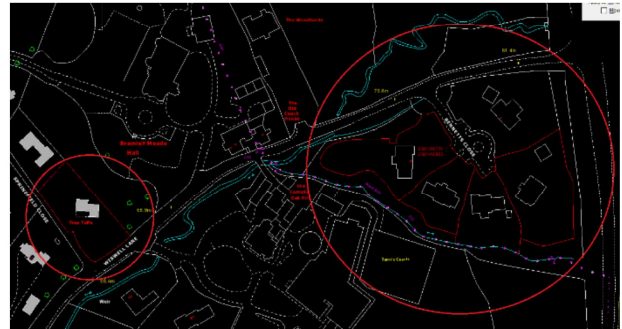


*Approved Site Layout 3/2013/0770 / 3/2014/0883*

This latest scheme was seen to be of no detriment to the visual amenity of the area or be of significant detriment to the immediate or wider context.

Although approved, it was recognised that the proposal site was located outside, but within "close proximity" to the defined settlement boundary of Whalley (Tier 1 Settlement).

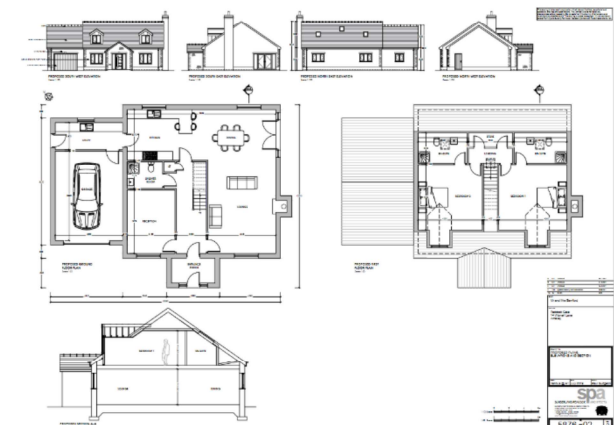
It is noted that Bennetts Close is located approximately 250m further away from the Settlement Boundary than the Treetops site.



*Relative location of Bennetts Close 3/2013/0770 / 3/2014/0883 to Treetops*

### 1.5.3 Erection of one new dormer bungalow in the front garden of Paddock Gate (3/2019/1025)

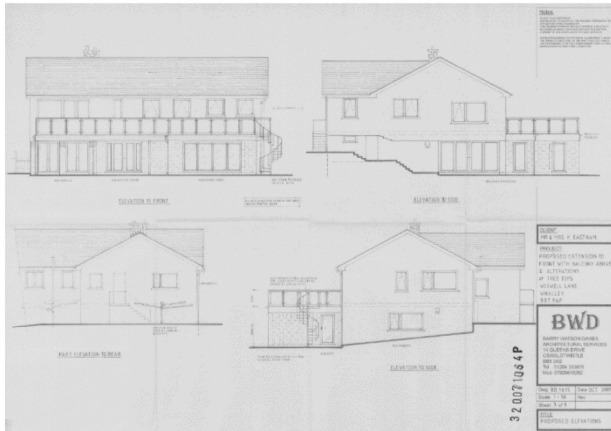
Recently approved development comprising a single bungalow at Paddock Gate, 14 Wiswell Lane, in close proximity to Treetops where similar 'in principle' issues were considered.



### 1.6 Treetops Planning History

The following searchable planning applications for Treetops are currently the only ones available online.

**3/2007/1064** Erection of single storey extension to front with balcony above and extend existing balcony. Alterations to windows (Refused 21.12.2007)

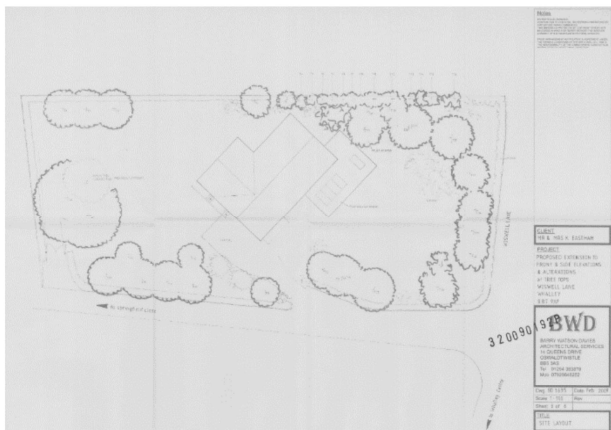


rendered walls to match existing to the eastern elevation and to the rear.

**3/2013/0979** Reshape, balance & thin crown Sycamore T1 (Approved with Conditions 05/12/2013)

The proposed development by virtue of its size and location would lead to the loss of residential amenity by overlooking and as such be contrary to Policy G1 of the Districtwide Local Plan

**3/2008/0108** Erection of single storey extension to front with balcony above and extend existing balcony. Alterations to windows. Re-submission (Refused 07.03.2008)



**3/2009/0192** Proposed erection of an extension to front and side elevations and alterations to existing balcony and front elevation entrance doors (Approved with Conditions 23/04/2009)

Permission is sought for an 'L-shaped' extension around the front and eastern side elevation of the property projecting approx. 4.5m from the front elevation, running approx. 9.5m in length and projecting approx. 3m from the eastern side elevation and approx. 4.5m in length with an overall maximum height of approx. 4.7m.

Materials to be used in its construction are slate grey stone cladding to the front and western elevation and

## 2.0 PROPERTY ASSESSMENT

### 2.1 Site Appraisal

To the north of Treetops site is Bramley Meade Hall. The house was built in 1882 by Richard Thompson in the Italian Renaissance style. It remained a home until 1949 when it was sold and became a maternity hospital for 43 years. In 1992, it was converted back into residential use.

That property has a number of groups of trees listed under TPO's and these are covered later in the report, but the nearest group of these is at least twenty metres away.

The house Treetops sits as part of a small linear ribbon development along the unadopted road of Springfield Close. Houses here are all individual and in a more modern eclectic style typical of suburban detached housing.



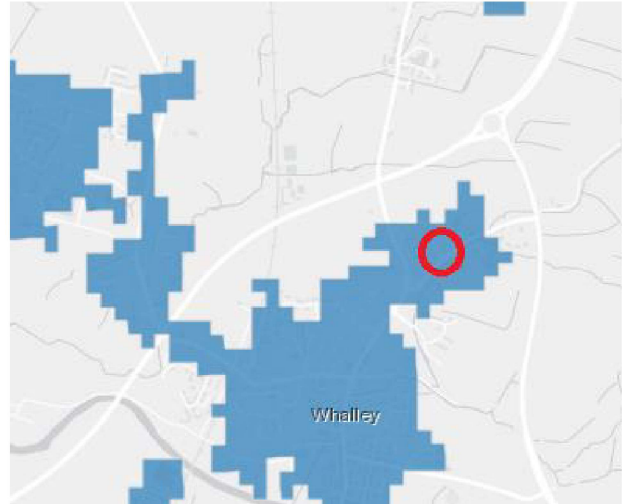
*Aerial site view off Google Earth*

Viewing Whalley on the Open Geography Portal of the Office for National Statistics, then using their definition, the site at Treetops as well as all of Springfield Close and the lower, western portion of Wiswel Lane falls within its definition of being Built-up ( Refer to Built-up Areas (December 2011) Boundaries V2 <sup>2</sup>).

This definition concurs with the feedback of an earlier Pre-App consultation (i.e., Adam Birkett REF: RV/2021/ENQ/00036 dated 23<sup>rd</sup> March 2021) that concluded: "... it is considered that the application site would be within a built-up area of the settlement of Whalley for the purposes of Policy DMG2".

In terms of context to the settlement boundary, this feedback also confirms that "...There is a continuous

*footway located on the south-east side of Wiswell Lane which would provide walkable access to Whalley town centre. The location of the site is therefore considered to be sustainable in terms of access to services and facilities required for day-to-day living."*



*Marked-up extract of Whalley on the Open Geography Portal of the Office for National Statistics: Built-up Areas (December 2011) Boundaries V2 with Treetops location red-ringed.*

### 2.2 Existing House Assessment

The density of built form diminishes as you travel north-east along Wiswell Lane away from Whalley.

Set just back from Wiswell Lane and hidden by tree and hedge cover bordering the lane, Treetops is accessed off Springfield Close. Built to extremely high quality in white smooth rendered block walls with painted hardwood window and bi-fold and a Marley Modern roof set to a medium pitch. The house predominantly orientates itself more towards the south looking to the boundary at Springfield Close and to the east to the more heavily planted boundary with Wiswell Lane as mentioned. The house and garden are very well screened all around.

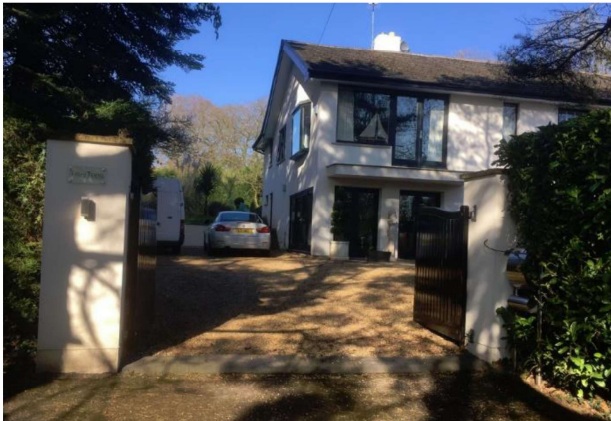
For the purposes of this application, a preliminary but reasonable assessment of the fabric of the existing house and garden is included.

Although technically Open Countryside the site is technically only just outside of the Settlement Boundary to Whalley. The Pre-App consultation response confirmed this to be the case but also implied that rightful exceptions and precedents of

<sup>2</sup>[https://geoportal.statistics.gov.uk/datasets/f6684981be23404e83321077306fa837\\_0/geoservice?geometry=-2.482%2C53.818%2C-2.319%2C53.836](https://geoportal.statistics.gov.uk/datasets/f6684981be23404e83321077306fa837_0/geoservice?geometry=-2.482%2C53.818%2C-2.319%2C53.836)



accepted case studies be acknowledged like Paddock Gate, 14 Wiswell Lane.



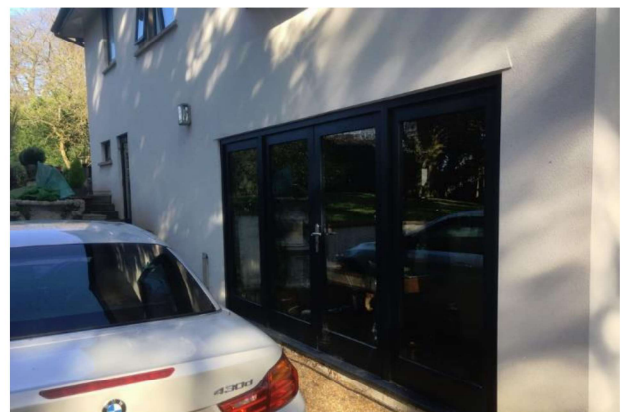
*Treetops Entrance of Springfield Close*



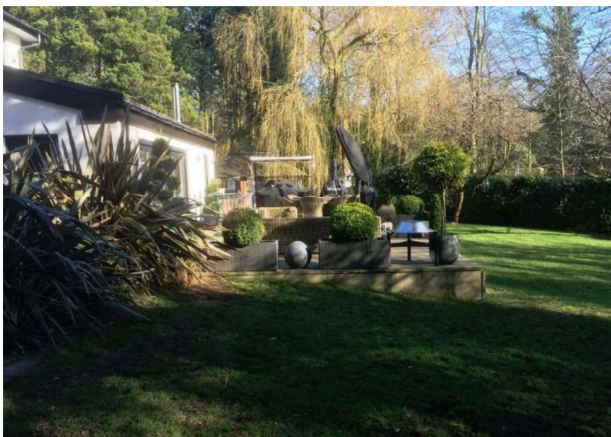
*Existing South & East Elevations to Treetops*



*Treetops South Elevation*



*Treetops Typical Build Materials*



*Treetops South Garden Towards Wiswell Lane*



*Existing North & West Elevations to Treetops*





*View West Along Springfield Close*



*Side Garden Plot Proposed for Self-Build*



*Neighbouring House West on Springfield Close*



*Existing Secondary Site Entrance set back off Springfield Close.*

## 3.0 CONSULTATION

### 3.1 Pre-Application Planning Advice Guidance

The applicants have already consulted good-practice information and precedent from a range of free sources of advice. In this case, the following information portals have already been consulted to develop initial proposals:

- The Planning Portal
- The Handy Guide to Planning 2012 <sup>3</sup> in conjunction with RTPi)
- The Planning Pack <sup>4</sup> published and updated by Planning Aid.
- Campaign for the Protection of Rural England (CPRE) Planning Help

### 3.2 Ribble Valley BC Pre-App

A Fast-Track Pre-App was made in advance of this Full application as alluded to earlier (i.e., Adam Birkett's ref: RV/2021/ENQ/00036 dated 23<sup>rd</sup> March 2021). This written response is included in the listed Appendix Section 8.1. Comments and recommendations were generally favourable, but with standard caveats applied of course. In making that assessment the planning officer Adam Birkett stated he was also mindful of the recently approved development comprising a single bungalow at Paddock Gate, 14 Wiswell Lane, in close proximity to Treetops where similar 'in principle' issues had been considered. He also noted that the applicant has been registered and been accepted onto the Council's Self-build and Local Housebuilding Register.

It was confirmed that due to planning legislation the Council would seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission. The option of providing a greater level of information at the outset was suggested and a provisional validation checklist was provided as below:

- Location Plan
- Existing Site Plan
- Proposed Site Plan (Dimensions to be shown between existing properties and those which are proposed)
- Full details of existing and proposed ground levels and proposed building finished floor levels.
- Proposed Floor Plans and Elevations

- Details of proposed landscaping including types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.
- Details of refuse storage
- Details of parking provision allocation
- Proposed plans and access details.
- Arboricultural Impact Assessment

Receipt of these recommendations has resulted in certain design changes to the scheme as well as later draft revision of this combined draft Design and Access / Heritage Statement (and containing a draft Arboricultural Method Statement).

### 3.3 Neighbours

Given both the outline nature of the intended application and the substantial distances to neighbouring properties; the substantial dense screening provided by the surrounding semi-mature hedges and planting to 4 sides; the landowners and current householders have not felt the need to consult with the immediate neighbours as yet. This is for the simple reason that the principle needs to be established first, and in any case, the immediate site and scheme as proposed is not generally visible from any adjoining properties to the North, East and South. There is only limited visibility to the proposals from the West when seen directly off Springfield Close.

The relationship of the new house to the potential adjusted householder curtilage and boundary in the existing Treetops has been considered. Designs will consider the mutual construction of mutual free standing double garages or car ports – potentially under Permitted Development either side of the party wall fence line and substantial garden boundary fence or wall between will separate the properties from each other and prevent overlooking. In fact, the primary orientation of Treetops itself is towards the south west looking completely away from the proposed site to the side.

A careful and sensitive design approach to the party wall garden separation focuses on maintaining self-contained privacy for these proposed new neighbouring properties will be established and then implemented prior to Treetops ever being placed on the market for sale. It is possible, this involves proposals as illustrated to re-orientation or configure certain windows to Treetops as are deemed necessary and to manage proposed window positions in the new house.

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<sup>3</sup> <http://www.urbanforum.org.uk>

<sup>4</sup> <http://www.planningaid.rtpi.org.uk>



## 4.0 THE BRIEF

### 4.1 Self-Build Client Brief

The design parameters set by the householders is to explore the feasibility of the sub-division of the existing house plot and proposed new build house both as a 'self-build and custom house' proposed as so-called 'limited infill'. It is seen as a potential development of "exceptional design" that can be deemed an acceptable exception by planning control linked to the National Planning Policy Framework (NPPF) policy for development in Open Countryside (plus Green Belt and Conservation Areas).



*Client self-build briefing notes on marked-up plans.*

The preliminary design thinking was to utilise an oak frame glazed systems based on the aesthetic of a Barn type model marketed by typical Oak Frame companies (but to a lower spec and cost due to local retirement downsizing requirements). Feedback received since on the Pre-App (i.e., Section 3.2 Adam Birkett ref: RV/2021/ENQ/00036 dated 23<sup>rd</sup> March 2021) suggested "...whilst there would be no objection to the use of timber cladding materials in the design, it would not be recommended that this be used as the sole material given the predominant use of stone and render in the locality. It is suggested that a mix of materials would be more likely to be found acceptable in this locality, to respect existing character whilst also incorporating some original design elements."

In terms of other materials, a design preference was expressed by the Applicants for it to be roofed in a 'Westmoreland Green' traditional slate roof.

Accommodation is to be single storey simple rectangular plan and incorporate a large open plan lounge with double-height space with kitchen and dining and 3 bedrooms with ensuites and a shared family bathroom.

A double garage or covered parking structure is proposed, with the suggestion a reciprocal structure

alongside that on the other side of the party wall fence line be potentially proposed for Treetops - subject to planning.

In terms of access of Springfield Close, the existing secondary set back site gateway is to be utilised as the new house access with more enhanced vision splay and set-back. This access is already in regular use, as can be seen on photographs attached.

This accommodation brief then has formed the basis of the below environmental brief.

### 4.2 Environmental Brief

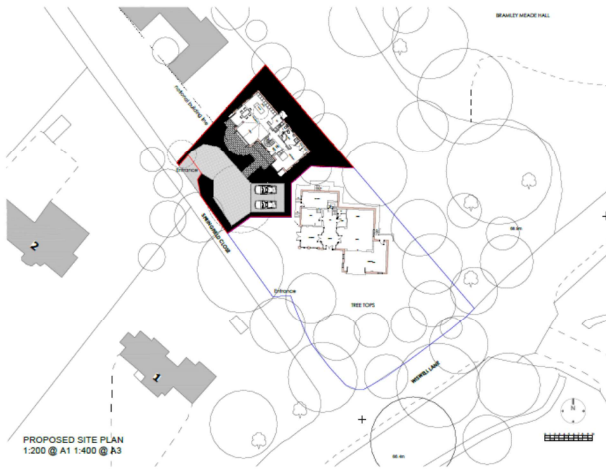
Looking to utilise exemplar sustainable construction and drainage and both low and high technology from such things as Structural Insulated Panels systems (SIPS); superior insulation and air tightness with Mechanical Heat Recovery Ventilation (MHRV); to evaluation of alternative technology such as ground source heating (ground or air), the intention for the environmental design brief is to look to meet not only exceptional design quality but exceptional sustainable design standards too.

This holistic, sustainable brief aims to meet the exceptional design quality criteria of the NPPF Paragraph 79 – in-so-far as a dwelling to be deemed of exceptional quality or innovative in its nature of design, has to pass the following tests:

- Help to raise the standards of design more generally in rural areas.
- Be of the highest standards in architecture.
- Significantly enhance the immediate setting
- Be sensitive to the defining characteristics of the local area.

## 5.0 SELF BUILD PROPOSALS

### 5.1 Designs

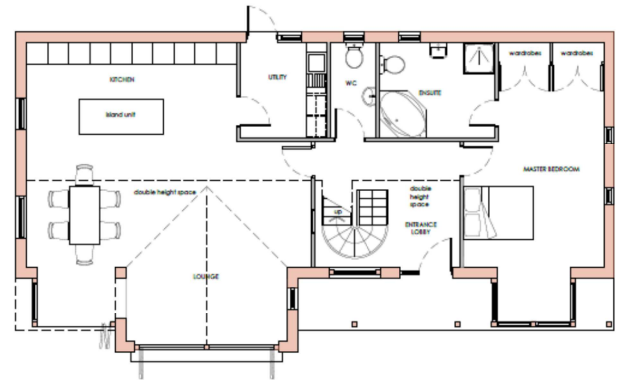


*Proposed Site Plan*

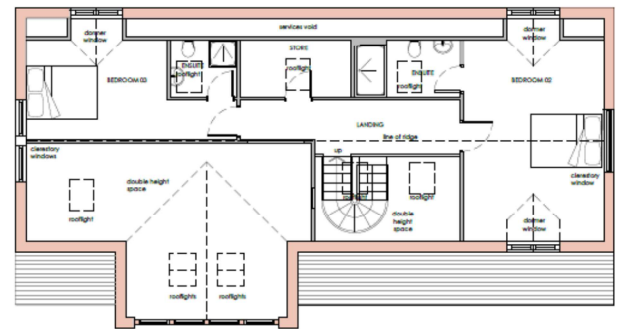
The purpose of the illustrated designs included as part of a Full Planning Application, are to help illustrate the initial aspiration and hope for this as a custom self-build 'lifetime home' project developed as limited infill, with the potential for exceptional sustainable design and meeting Local Need via housing supply.

Scheme design has been led by the current householders to Treetops. It is accepted that any granted Full Planning Permission would be subject to further successful addressing of all conditional Reserved Matters.

In the meantime, submitted plans and elevations have been prepared off topographical and OS plan drawings (which incorporate the Bluesky National Tree Map™) to establish an appropriate plan footprint and design scale and massing to the proposed house.



**PROPOSED GROUND FLOOR PLAN**  
1:50 @ A1 1:100 @ A3



**PROPOSED UPPER LEVEL PLAN**  
1:50 @ A1 1:100 @ A3

*Proposed Floor Plans*

Whilst some key materials from Treetops and Springfield Close vernacular are to be matched as per Pre-App recommendations, a newer added aesthetic of a modern oak frame was felt to also contribute to the new design language. The emphasis is essentially on traditional but sustainable and modern materials but with an emphasis on artisan quality but ultimately sustainability and low maintenance.



**PROPOSED NORTH WEST ELEVATION**  
1:100 @ A1 1:200 @ A3

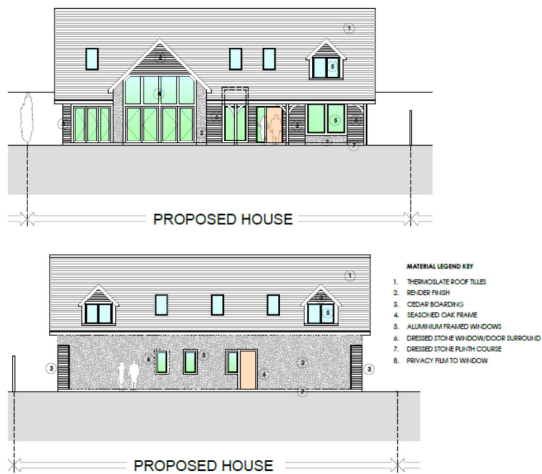


**PROPOSED SOUTH EAST ELEVATION**  
1:100 @ A1 1:200 @ A3

- MATERIAL LEGEND KEY**
1. TERRAZZO ROOF TILES
  2. REDDER FINISH
  3. CEDAR BOARDING
  4. SEASONED OAK FRAME
  5. ALUMINUM FRAMED WINDOWS
  6. DRESSED STONE WINDOW/DOOR SURROUND
  7. DRESSED STONE PLINTH COURSE
  8. PRIVACY FILM TO WINDOW

*North West & South East Elevations*





*Typical Oak Frame Aesthetics Envisaged*

*South West & North East Elevations*

## 5.2 3D Preliminary Visualisations

By way of preparing some initial massing exercises, and as part of this Full Planning Application following the Pre-App, a preliminary 3D model has been made of the proposed site to help initially visualise and test the scale, extent and materials of the proposed self-build.

These will be subject to a whole range of any final requested signoffs and conditions regarding footprint, massing and materials.



*Proposed Infill to Springfield Close from South Preliminary Detail*



*Preliminary Detail of SIP House*



*Preliminary Massing of Infill*





*Double Height Vault and Truss Preliminary Detail*



*View from South West*



*View from North West*



*View from South East*



*View from North East and Treetops Garden*

### 5.3 Area & Volume Considerations

Based on the current draft scheme tabled, the following analysis of both site area as well as existing and proposed house area and volume are included below.

#### As Existing

- Treetops Existing Site Area - 0.1903 Hectares (1,903 m<sup>2</sup>)

#### Treetops Reduced Site

- Total ex house floor area - 349 m<sup>2</sup>
- Total ex house volume - 873 m<sup>3</sup>
- Reduced Site Area - 0.1287 Hectares (1,287 m<sup>2</sup>)
- Land to Building Ratio (LBR) = 3.68 or 3.68:1
- Floor Area Ratio (FAR) = 0.27

#### New House Development Site

- Total new house and garage floor area 227 m<sup>2</sup>
- Total new house volume including double garage – 681 m<sup>3</sup>.
- Reduced Site Area - 0.0616 Hectares (616 m<sup>2</sup>)
- Land to Building Ratio = 2.71 OR 2.71:1
- Floor Area Ratio = 0.37

### 5.4 Materials

External materials-wise, there are only 6 basic external material system under consideration, and these are to be incorporated into a Structural insulated panel system house (aka SIPs – see below section) that forms the inner insulated skin to both walls and roof plane. In terms of actual external facing materials, subject to negotiating any future Reserved Matters these are confirmed in the meantime provisionally as:

- **Roofing:** Westmorland Green slate or similar slate approved to steep 45-degree pitch to afford some useable space at first floor within the roofspace.
- **House Walls:** Aesthetic selected to match Treetops and annex and either recycled / salvaged brick or blockwork with combination of render to the back and upper gables and sustainable timber clad outer skin to the front.

- **Doors & Windows** - Generally to aid longevity and reduced maintenance, doors and windows to be high performance but good value timber-aluminium composite system such as Velfac or similar approved. Triple glazed where possible subject to budget.
- **Facias, Rainwater Goods and SVP's** – Generally powder coated or natural aluminium system where possible subject to budget.
- **Oak Framing** – Envisaged as Structural Insulated Panel (SIP) system with oak framing to select areas and possibly garage, the use of kiln dried seasoned oak clad and framing subject to design review and budget.
- **Boundary Treatments and External works** – Any replacements and new elements to the outer site entrance gates and walls, curtilage fencing and hard landscaping to be matched with the existing and made good. A substantial party wall garden boundary to be created to subdivide the garden site, but with heights and materials to meet Permitted development norms.

### 5.5 Sustainable Standards

The intention is for the proposed construction to exceed current UK sustainable house building standards. As such, programmes such as the BREEAM Home Quality Mark <sup>5</sup> from their BREEAM Technical Standards are currently being consulted and assessed for suitability.

These New Construction standards can be used to assess the design, construction, intended use and future-proofing of new building developments, including the local, natural or manmade environment surrounding the building.

However, even if not adopted formally, the best practice aspects of the standards (and all other notable ones) will be compiled and incorporated if feasible.

#### 5.5.1 Sustainable Use of Timber in Construction

As part of this preliminary consideration, it is noted that the England Trees Action Plan 2021-24 (May 2021) <sup>6</sup> encourages the use of timber in construction, saying that not only do we need to plant trees, but we also need to make good use of those felled -both hardwood and softwood. Under commitments in the

<sup>5</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/987432/england-trees-action-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/987432/england-trees-action-plan.pdf)

<sup>6</sup><https://www.breeam.com/discover/technical-standards/newconstruction/>



Clean Growth Strategy and the 25 Year Environment Plan is the plan to increase the use of timber in construction.

The report states that timber is a commonly used building material, with 22% of English new builds using timber frames in 2016 - but we can go further. In Scotland around 75% of new-build homes are timber framed, showing that building practices are already available to increase timber use. This could reduce embodied carbon in construction while woodland management also locks away carbon long term.

As such, key opportunities exist for the safe growth of timber used in low-rise buildings using traditional and certain modern methods of construction. For the purposes of the self-build and custom house build at Treetops, the current plan is to explore as a base a Structural insulated panel system house or SIP and then to augment that with other sustainable oak frame and clad systems, along with other traditional materials – as listed above.

SIPs are a high-performance building system for residential and commercial construction. The panels consist of an insulating foam core sandwiched between two structural facings, typically oriented strand board (OSB). The panels are fabricated using timber from sustainable sources and use less timber than timber frame and are one of the most economical and eco-friendly forms of construction.

The high strength to weight ratio of SIP Panels allows large sections of your building to be fitted at once, speeding up the time required on site for erection. The Offsite fabrication reduces waste and also helps reduce embodied and transport energy.

Insulation in these SIPs exceeds the current Building Regulation requirements on its own. The foam insulation has an Ozone Depletion Potential (ODP) rating of zero and has a low Global Warming Potential (GWP).

## **5.6 Vehicular Access**

In terms of these full design proposals, there is effectively no change of use to the site arrangement being proposed, other than adding one further dwelling and modifying, widening and further setting back the existing secondary site entrance as shown to Springfield Close.

Parking and hardstanding layouts are included in both illustrated plan form.

Proposed site layouts are included to assist this consideration and are included for illustrative purposes and can be subject to whatever conditional

Reserved Matters are requested to be kept back at the next stage.

Environmental considerations linked to electric car charging provisions and cycle storage areas will be incorporated.

## **5.7 Refuse Storage & Collection**

In terms of LA refuse wagon collection and other deliveries on this unadopted road, the modified set back entrance provides for an enhanced access generally and for better vision splays than existing.

## **5.8 Costs**

In many ways the cost of construction is going to be determined most by minimising expensive materials and technology and trying to gain quality via traditional workmanship rather than off-the-peg bespoke. The overall estimated budget is circa £150,000 - £200,000 including contingency and Provisional Sums but excluding land purchase. To be clear, this is an ambitious target to reach for a house of this size and specification, but with careful consideration, lots of mitigating factors are being brokered in as options.

Construction-wise, whilst the outer shell will remain consistent to that proposed, it is possible that a range of construction alternatives might be considered under both sustainable and cost-saving measures. Green technology such as using SIP (Structural Insulated Panel) systems have already been considered, and there are many other alternatives and options on the market that will be evaluated once principles have been established.

Whilst this is a traditional householder self-build custom housebuild scenario, the approach to the house plan desired and the maximum budget that is affordable are the governing factors, and as such there will be an element of cutting cloth accordingly.

Similarly, though, the design of the house has also been designed as adaptable and so whilst the fuller scope may be shown now for planning purposes, it is conceivable, that works might be phased to enable a spreading of costs over a longer timeframe.

## **5.9 Aboricultural Method Statement**

The effect of development on trees, whether protected (e.g., by a TPO or Conservation Area) or not, is a material consideration that is taken into account when considering planning applications.


The amount of information required to enable the Local Planning Authority (LPA) to properly consider the effects of development proposals on trees varies between stages of the planning process and in relation to what sort of development is proposed.



There are a number of ways that trees can be protected by law within the UK. These include Tree Preservation Orders (TPOs); Conservation Areas; the Forestry Commission Felling Licence system under the Forestry Act 1967; Restrictive Covenants; and other planning conditions within the planning system itself. The LPA generally confirms whether any legal restrictions apply before work is undertaken on trees.

Even when a felling licence is required in any calendar quarter, anyone may fell up to a rated 5 cubic metres of tree wood on their property without a licence as long as no more than two cubic metres are sold. Certain types of felling however do not need permission from the Forestry Commission. The Forestry Act 1967, as amended, and related regulations list these exceptions in full. The pertinent exemption category here for Treetops being a residential garden is: *"Felling fruit trees, or trees growing in a garden, orchard, churchyard or designated public open space (e.g., under the Commons Act 1899)"*.<sup>7</sup>

So, in terms of our supplied Arboricultural Impact Assessment Overview as requested, this method statement has been prepared in advance of any more detailed recommendations from Table B1. This arboricultural method statement includes all proposed protection and/or restocking can then be produced in response to any planning condition following planning consent. It also describes in detail how retained trees will be protected from the development and methods of work close to trees and contains general details such as tree barriers and ground protection which are common to most developments. It can also be read in conjunction with any associated Arboricultural Implications Assessment (AIS) and Tree Protection Plan (TPP).

B55877-2012 Table 1 – Cascade chart for tree quality assessment		Identification on plan
Category A	Criteria (including sub-categories where appropriate)	
<b>Trees unsuitable for retention (see notes)</b>		
<b>Category 1</b>	<ul style="list-style-type: none"> <li>• Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other category C trees (e.g. uproot, for whiplash reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>• Trees that are or are showing signs of significant, immediate, and irreversible decline</li> <li>• Trees in the classes of the current tree condition assessment (see table 1) that are <b>red</b> or <b>orange</b> and have a very low final year quality rating exceeding all levels of better quality</li> </ul> <p><i>NOTE: Category 1 trees can have existing potential conservation value which it might be desirable to preserve. See B55877-2012 4.5.7</i></p>	
<b>Trees to be considered for retention</b>		
<b>Category 2</b>	<p><b>1 Mainly architectural qualities</b></p> <p>These are particularly good examples of their species, especially if rare or unusual, or where they demonstrate a unique or unusual feature, or where they are essential components of groups or formal or informal architectural features (e.g. hedges, topiary, the dominant and/or principal trees seen as a scene)</p> <p>These trees might be included in category A, but are deemed unsuitable for retention because of the presence of significant though irreparable defects (including cosmetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years, or trees lacking the special quality necessary to merit the category A designation</p> <p>Unsurvivable trees of very low limited merit or such impaired condition that they are not suitable or higher category</p> <p><b>2 Mainly landscape qualities</b></p> <p>These groups or woodlands of particular visual importance are architecturally and/or landscape features</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p> <p>These present in woodlands, usually growing as groups or individuals, such that they attract a higher collective rating than to be individuals, or trees occurring in collections but studied so as to make their contribution to the wider locality</p> <p><b>3 Mainly cultural values, including conservation</b></p> <p>These trees with material conservation or cultural value</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p> <p>These present in groups or woodlands, but without this cultural value</p> <p>These trees with no material conservation or other cultural value</p> <p>These present in groups or woodlands, but without this cultural value</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p>	
<b>Category 3</b>	<p><b>3 Mainly cultural values, including conservation</b></p> <p>These trees with material conservation or cultural value</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p> <p>These present in groups or woodlands, but without this cultural value</p> <p>These trees with no material conservation or other cultural value</p> <p>These present in groups or woodlands, but without this cultural value</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p>	
<b>Category 4</b>	<p><b>3 Mainly cultural values, including conservation</b></p> <p>These trees with material conservation or cultural value</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p> <p>These present in groups or woodlands, but without this cultural value</p> <p>These trees with no material conservation or other cultural value</p> <p>These present in groups or woodlands, but without this cultural value</p> <p>These groups or woodlands of significant importance are architecturally and/or landscape features, or other groups (e.g. veteran trees or isolated trees)</p>	

In terms of the Treetops Garden, it is noted that as part of the attached Arboricultural Impact Assessment Overview

Given the depth and height of the Leylandii Hedge H1 and difficulties both keeping its height in check and thinning without exposing bare wood, this hedge is proposed for removal and replacement with Laurel hedge at client's request.

Further, whilst it is noted that the Pre-App written response stated, *"There are trees within the plot of Treetops adjacent to Wiswell Lane that appear to be protected by preservation order (10-1957 Whalley)"*, it is actually believed that this statement is wholly incorrect - being out of date by some considerable years.

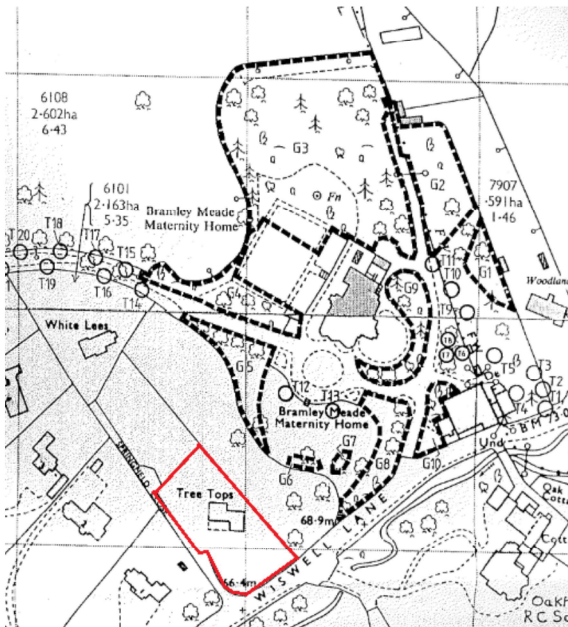
However, the Treetops site itself and its immediate surrounds are not a known, designated or valued landscape. There are also no known heritage interests in the immediate vicinity, other than that of the adjoining Bramley Meade Hall<sup>8</sup> (see attached map extract). Within this house grounds, the nearest known TPO's are in fact within the two 'Groups of

<sup>8</sup><https://www.ribblevalley.gov.uk/download/downloads/id/12879/1>

[1992 bramley meade wiswell lane whalley map and sched](#)  
[ulepdf.pdf](#)

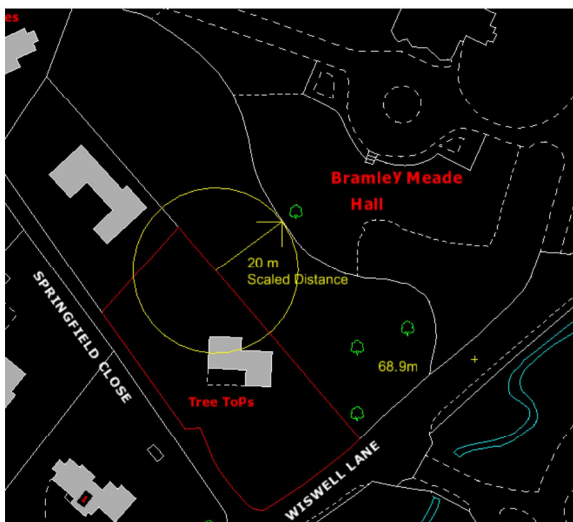
Trees' labelled as G5 and G6. These two nearest groups comprise:

- G5: 26 trees including Beech, Lime, Oak, Sycamore, Yew, Holly and Cypress
- G6: 14 trees including Common Ash, Sycamore, Yew and Cypress



**Bramley Meade Hall TPO Map with Treetops highlighted**

Distances to these two groups of trees from the rear boundary line of the proposed development site (i.e., to the NW of Treetops house) are far in excess of 10m. They are actually scalable on CAD OS plans at at-least 20m away (see below scaled plan extract showing 20m radius curve).



## 20m distance to G5 / G6 Group of Trees

In terms of any others, then there is a 1957 map of TPO's within Whalley <sup>9</sup> that is still hosted on the Ribble Valley BC website although it is noted that in relationship to Springfield Close, that the development here is not shown as it was not yet built. It is also noted that the Ribble Valley BC website also states: "The TPO Information should be used as guidance only as accuracy cannot be guaranteed due to the historical nature of the maps and schedules."



**Highlighted Extract of 10 - 1957 Whalley**

As such, though Trees T57, T58 and T59 appear to be listed in the vicinity of Wiswell Lane, it is impossible on the evidence of this historical and inaccurate information to gain more clarification.

A further tree G15 looks to be located somewhere to the north of the site, but it is reasonably assumed that as this looks to be sited within the grounds of Bramley Mead Hall, that the separate TPO Map listed earlier for that site (and which is far more recent in that it shows the location of Treetops) supersedes this.

It is noted that neither Ribble Valley BC or Lancashire Councils appear to host any clear digital or searchable map or list of their TPO's, and so further clarification is now being sought from the planning authority Countryside Officer via this Planning Application. In the meantime, and stated in good faith, it is believed that there are absolutely no TPO's anywhere in the immediate vicinity other than those logged above - and certainly nowhere on site is within 10m of any TPO crown spread.

## 5.9.3 TPO Freedom of Information Request

To attempt to prove this reasonably, a Freedom of Information Request has been submitted as has

<sup>9</sup>[https://www.ribblevalley.gov.uk/downloads/file/12686/10\\_-\\_1957\\_whalley\\_mappdf](https://www.ribblevalley.gov.uk/downloads/file/12686/10_-_1957_whalley_mappdf)



been acknowledged by Ribble Valley BC on 17<sup>th</sup> May 2021 and is still outstanding at the time of writing. A follow-up was made by the writer in September hearing nothing only to find that the FOI had been withdrawn by Ribble Valley on the understanding they had resolved matters (they had not). As such a repeat submission was made and this again was acknowledged on 22<sup>nd</sup> September 2021. As before, it is being dealt with it under the terms of the Environmental Information Regulations by part-time Countryside Officer David Hewitt – who has been in communication with the writer several times via both email and telephone.

#### RIBBLE VALLEY BOROUGH COUNCIL



Council Offices  
Church Walk, Clitheroe  
Lancashire, BB7 2RA  
Tel Number 01200 425111  
E-mail [foi@ribblevalley.gov.uk](mailto:foi@ribblevalley.gov.uk)  
17 May 2021

Ian Banks  
Director  
Atoll Ltd

[ian.banks@atoll-uk.com](mailto:ian.banks@atoll-uk.com)

Dear Mr. Banks

Re: Environmental Request Reference Number: 1260

Thank you for your request for information. Your request was received 17 May 2021 and we are dealing with it under the terms of the Environmental Information Regulations.

Your request has been passed to the most appropriate council department to gather the information

In some circumstances a fee may be payable and if that is the case we will let you know. A fees notice will be issued to you, and you will be required to pay before we will proceed to deal with your request.

Whilst we will use endeavours to provide a response within the statutory timeframe please note that there may be some delays due to coronavirus (Covid-19) pandemic.

If you have any requirements regarding the format of any information should be supplied in, e.g. the language to be used, audio, large print etc. then please let us know.

If you have any queries or concerns then please do not hesitate to contact us. Please remember to quote the reference number above in any future communications.

Further information about your rights is also available from the Information Commissioner at:

The Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF.

Telephone: 08456 30 60 60 or 01625 54 57 45  
[www.ico.gov.uk](http://www.ico.gov.uk)

#### FOI Request Ref 1260

This repeated FOI request looks to confirm again categorically the presence or otherwise of any TPO's within the garden of Treetops or nearby bordering Wiswell Lane, (i.e., Ribble Valley BC Environmental Request Reference Number: 1260). At the time of writing, it still appears that specifically that the listed TPOs T53-T59 inclusive on hosted plan '10 - 1957 Whalley (Map).PDF' dated 1957 (i.e., 63 years old without a revision) is no longer correct or pertinent).

#### 5.9.4 Crime Prevention Through Environmental Design' (CPTED)

Green Infrastructure Standards Framework, being led by Natural England, showcases the benefits trees can provide for health and wellbeing when delivered close to people.

The England Trees Action Plan previously mentioned <sup>10</sup> also recognises the value of greenery in the urban environment has on creating a positive impact on our mental and our physical health. Street trees are seen as being particularly important, means there is a commitment to seeing new streets lined with trees as advocated for in the 2021 report Living with Beauty<sup>11</sup>, produced in response to the recommendations of the Building Better, Building Beautiful Commission. (i.e., 11. Nature: re-green our towns and cities).

However, the commission also accepts that more greenery is not always a good thing, particularly if the urban grain is poorly designed with unclear private and public spaces or front doors tucked away from the street. One summary of the evidence concluded that 'fear of crime is higher where vegetation blocks views.

As such, the designs for the new self-build and custom house at Treetops has considered such sightline and has committed to a plan that looks to design out crime in the proposed new design by using Secure by Design best practice<sup>12</sup>. The designing out crime office at Lancashire Constabulary incorporates 'Crime Prevention Through Environmental Design' (CPTED) into building developments across Lancashire in order to reduce crime and promote safer communities.

It is noted also that under any BREEAM Technical Standards scheme assessment, that there is a point award available towards the site or building's rating if a Security Needs Assessment (SNA) is carried out and any recommendations are implemented.

In terms of this proposed development, then current security and other design consideration include the argument for certain tactical tree-felling that improves future site security and open sightlines - when balanced with other tree-planting to offset any loss on site.

<sup>10</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/987432/england-trees-action-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/987432/england-trees-action-plan.pdf)

<sup>11</sup><https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

<sup>12</sup><https://www.lancashire.police.uk/help-advice/property-safety/designing-out-crime-secured-by-design/>



## 5.10 Other Key Local Requirements

A number of anticipated key Local Requirements for Residential Development are addressed and set out below. It is requested that Ribble Valley BC consider these and confirm what level of further detail to these, or other material considerations might be required.

### Affordable Housing Statement

This full planning permission is for a single self-build house development only and so under the listed local requirements, it is understood it does not require an Affordable Housing Statement. In summary, the proposal is:

- Not applying for affordable rural housing
- Is applying for 1 No. unit only.
- Is on a development site of less than 1 hectare.
- Is for a self-build and custom housebuilding register application trying to prove Local Need of the applicants

### Air Quality Assessment

According to DEFRA search of UK Air interactive map, Whalley is not in an Air Quality Management Area (AQMA). As such, and because the proposal is for less than 100 dwellings, for the purposes of this Application for any 'Outline Planning Permission with All Matters Reserved', no Air Quality Assessment is deemed required.

### Biodiversity and Geodiversity Conservation Method Statement

In terms of the Wildlife and Countryside Act and European Habitat regulations and policy EN4 Biodiversity and Geodiversity of the Core Strategy there is currently no known presence of bats and other protected species onsite. However, it is noted that the Pre-App advised: *"Furthermore, if the trees on-site display suitable features for bats, they should be investigated by a licensed ecologist to assess their suitability for nesting/roosting."* As such this Preliminary Ecological Appraisal is included as part of this Full Planning Application and is subject to any further conditions under reserved matters.

In the meantime, it is noted that the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations will be covered by these provisions and advice from an ecologist would be obtained before undertaking any works that might constitute an offence. See arboricultural statement below.

## Climate Change and Sustainability

As set out in the Environmental Brief above, it is confirmed that these full proposals are being developed with the ambition to be wholly sustainable in the truest sense and look to meet the Environmental Action Plan and Climate Change Strategy.

Sustainable technology such as Structural Insulated Panel Systems, Heat Pumps and other sustainable technologies are all being assessed as part of wanting to achieve exemplar standards for this self-build custom home.

### Employment Statement

The proposed development is simply for a single self-build lifetime home used ultimately for downsizing and ultimate retirement. The remaining plot of Treetops would simply be sold or rented as a residential unit as it is now.

As such there will be no loss of any commercial use whatsoever and so no Employment Statement is required.

### Flood Risk Assessment

Long Term Flood Risk Information investigated as part of the initial Flood Risk Assessment concluded that for Treetops there were zero flood warnings or alerts for rivers or surface water in the vicinity.

However, as part of the overall sustainability brief, and subject to any full approvals and reserved matters, further investigations into sustainable urban drainage will be investigated, along with ground and soil samples investigating water table levels generally.

### Heritage Statement

Using the due diligence methods as illustrated, it is maintained in good faith that the development does not affect any designated site or its setting; is not within any known Area of Archaeological Potential or affecting any locally Listed Buildings. See Section 6 Heritage & Visual Impact below.

### Land Contamination Assessment

At the appropriate time, a Phase 1 Preliminary Risk Assessment can be carried out if a condition to any planning approval (whether that be as per this planning application for a new house development, or under any later Householder Applications made for either a replacement dwelling or an extension to the existing dwelling).

### **Noise Impact Assessment**

The development is not adjacent to any commercial use under Use Class B1.c Industrial; B2 Industrial or B8 Storage or a railway line.

The full proposal for 1 No. additional Class Use as a C3.a Dwelling House is proposed that will be sited to the side of Treetops as per outline design proposals.

As such, a suitable Noise Impact Assessment is anticipated at the suitable point as required and included under any approval of Reserved Matters.

### **Open Space Assessment**

Not applicable - It is confirmed that the proposed development does not result in any loss of Open Space. The existing site is entirely private land with no right of way or public access.

### **Planning Obligations**

It is confirmed that because full approval is being sought for 1 No. self-built dwelling that under the 2014 self-build exemption introduced full relief from Community Infrastructure Levy (CIL). Charges do not apply for people building or commissioning a new dwelling for their own occupation, providing they follow the regulations.

### **Site Waste Management Plan**

Not applicable - It is confirmed that the proposed development does not involve any commercial development, other than via limited domestic home working of the householder.

Domestic refuse arrangements for the new property will simply be an extension to that already established for Treetops and the Bungalow on Springfield Close.

### **Transport Assessment Statement**

The existing conditions and outline design proposals are described in sufficient detail for the purposes of this full planning permission - notwithstanding any reserved matters excluded or deemed conditional.

Sustainable technology such as cycle storage and electric car charging points are included under environmental strategy descriptions.



## 6.0 HERITAGE & VISUAL IMPACT

A simple Heritage and Visual Impact Statement is included below as an integral part of this Design & Access Statement. This additional statement should be read in conjunction with the wider report. It is noted that essentially this same information was submitted at Pre-App, but that no further information was requested as part of feedback received on any further verification information being required – other than that listed.

### 6.1 Heritage Impact

The site is not located in a Conservation Area (and is positioned midway between Whalley and Wiswell Conservation Area boundaries).

It is noted that the proposed garden site although technically located in Open Countryside is sited on the fringe of a built-up area of established developed belt of suburban housing - with the precedent of small-scale infill housing and ribbon development. These developments are of various ages, styles and quality meaning that appears no fair justification for an overly heritage-based design approach. The previously submitted Pre-App established all material considerations that were deemed required.

The only property that is visually connected with the proposed site is Treetops itself, which by its nature is a more contemporary looking house. Refer to the earlier listed property assessment, but the design intention is not to ape this buildings style but to establish its own vernacular language more suitable to a well-designed but also sustainable and affordable dwelling.

To the north of the site is Bramley Meade Hall, but views to and from this property are highly limited from Treetops and viewable only in part and at distance through dense hedging - or from upper stories internally. It is not believed that the heritage status of this property has a bearing.

### 6.2 Visual Impact

It has already been accepted via a number of recent planning precedents granted nearby that the closeness to the Tier 1 settlement boundary contributes to local housing need.

Using the Planning Officer Pre-App appraisal and the precedents of the outline and approved houses on Maple Close (3/2015/0550 ) and Paddock Gate (3/2019/1025), the following preliminary considerations have been made and are proposed.

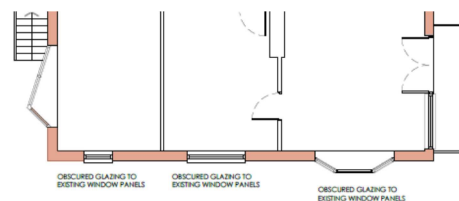
The siting and overall footprint of the dwelling and its potential impact upon adjacent housing, boundary and trees sets out the principles. Careful

consideration has been given in respect of boundary treatments to allow the dwelling meaningful levels of private amenity space.

As part of this, the existing first floor windows to both the north and west elevations of Treetops are also subject to subtle design changes to either re-direct views or install new obscure manifestation films to key overlooking windows (see below).



WEST ELEVATION

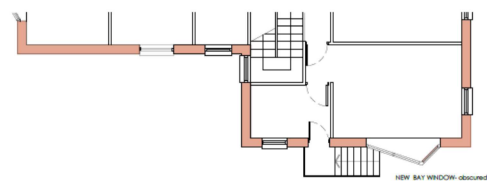


WEST ELEVATION - PART PLAN

*Adapted west elevation to Treetops.*



NORTH ELEVATION



NORTH ELEVATION - PART PLAN

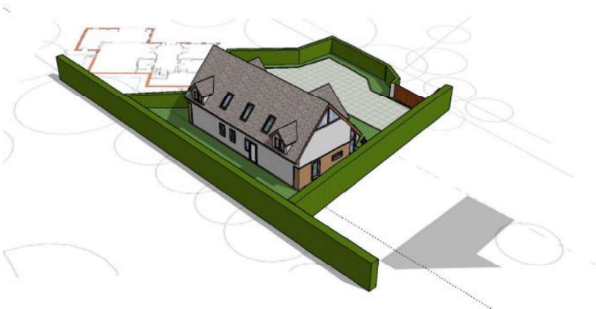
*Adapted north elevation to Treetops.*

The primary entry point for occupiers of the dwelling is based on a pre-existing access point into the side plot. Once inside the site it will accommodate suitable parking for 2 cars in garaging or a car port and at least 2 on the driveway with turning areas.



*Views from Springfield Close*

The elevational language proposed currently is based on achieving a balance between affordable housing to good sustainable design and suitable for self-build and custom home building. The use of dormer elements on the primary roof planes will be used to keep the overall upper storey height as low as possible based on a 1.5 storey height. Following Pre-App feedback and recommendations, wall materials are now proposed as a mixture of oak frame cladding, and more traditional masonry and render systems based on the local vernacular along Springfield Close and Wiswell Lane. Roofing will be Westmoreland Green Slate.



*Aerial Views from North East*



## 7.0 CONCLUSIONS

The following summary confirms the key design issues being proposed for approval under full planning and develop further many of the principles established in the Pre-App written response (i.e., Section 3.2 Adam Birkett's ref: RV/2021/ENQ/00036 dated 23<sup>rd</sup> March 2021).

### 7.1 Development Description

The minor development being proposed by the current and long-time householders to the residential property Treetops is to look to benefit from their recent registration and acceptance on the Ribble Valley BC Self Build and Local Housebuilding register and to gain in-principle permission to sub-divide their side garden and to build for themselves there a small detached lifetime home to exceptionally high design and sustainability standards - whilst allowing them to downsize to help secure their retirement financially and allow them to remain as local residents.

Their intention if given permission would be to separate the properties legally into individual households and to then place Treetops up for sale once the house is ready to move into and all proposed adaptations to Treetops windows and overlooking (planning condition or otherwise) have been carried out.

The envisaged development as proposed in full for a sensitive limited infill that respects the existing building lines and property heights along Springfield Close, and is built (subject to budgets and following written Pre-App advice) in a sustainable timber frame with a blend of oak and traditional stone, masonry and render construction that both fits into the local vernacular along Springfield Lane and utilises both exceptional design, traditional materials and best practice. Alternative technology such as Structural Insulated Panels and heat pumps are being investigated.

### 7.2 Pre-App Feedback and Recommendations

Generally, from a strategic point of view, the following principles were established from the earlier Pre-App consultation feedback:

- a. Ribble Valley BC accept this portion of Wiswell Lane and Springfield Close in planning terms is considered as 'Built-up' and in close proximity to the Whalley Settlement Boundary. Like other Tier 1 villages it is also accepted they should

consolidate, expand or round-off development so that it is closely related to the main built-up areas and be in-keeping with the existing settlement.

- b. Although sited in Open Countryside, various other mitigating considerations exist such as exceptional design tests under the so-called Paragraph 79; limited infilling in established ribbon development strips; weighting of meeting local need; plus, more on-the-ground analysis of 'blurred' settlement boundaries.
- c. The application can be cross-referenced to already established recent planning precedent of approved new detached homes in close proximity off Wiswell Lane such as Maple Close (3/2015/0550), Bennetts Close (3/2013/0770 & 3/2014/0883) and Paddock Gate (3/2019/1025).
- d. With them being registered under the Self Build and Local Housebuilding register, and with the hope to retire locally, the applicants have a case to claim Local Need the need for a 'local connections' test to prove this case. As advised by Ribble Valley BC, for the dwelling to be considered as 'self-build,' specific reference is made in the description of development on the submitted planning application form. As acknowledged in the Pre-App response "*...The Self-build and Custom Housing Building Act 2015 (as amended by the Housing and Planning Act 2016) places a statutory duty on Local Planning Authorities to provide opportunities for self-build housing to meet demand arising as recorded on the Council's self-build register*".

Processed by Trial Objective Review

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