

JUSTIN & LOUISE BIRCHALL

**PROPOSED DEVELOPMENT AT HIGHER NEWFIELD EDGE &
PENTANGLE BARN OFF STOCKS LANE, MIDDOP, LANCASHIRE,
BB7 4JN**

**PLANNING STATEMENT IN SUPPORT OF DEMOLITION OF HIGHER
NEWFIELD EDGE AND OUTBUILDINGS AND ERECTION
OF A REPLACEMENT DWELLING WITH
ATTACHED GARAGE AND REFURBISHMENT OF
PENTANGLE BARN PLUS NEW ACCESS, GARDENS, PARKING AND
LANDSCAPING**

November 2021

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- 1.1 This planning statement (“statement”) has been prepared by JFP in support of a planning application made to Ribble Valley Council (“council”) by Justin and Louise Birchall (“applicants”).
- 1.2 The application seeks detailed planning permission for the following components of development:
- Demolition of existing Higher Newfield Edge.
 - Demotion of its related detached triple garage.
 - Demotion of all related existing out-buildings.
 - Erection of a replacement dwelling in garden area also to be known as Higher Newfield Edge.
 - Attached garage to new Higher Newfield Edge along with part subterranean accommodation.
 - Refurbishment of Pentangle Barn.
 - Redesign of its existing associated garden to Pentangle Barn.
 - Dedicated parking and landscaping for both properties.
 - Creation of new access drive off existing access road to serve Pentangle Barn and the adjacent attached property, Newfield Edge.
- 1.3 The address of the application site is Higher Newfield Edge off Stocks Lane, Middop, Lancashire, BB7 4JN (“application site”). The location of the application site and the application site red and blue line boundaries are shown on Figures 1 and 2 both of which are set out at paragraph 4.3 of the statement.
- 1.4 The applicant is the owner of the application site.
- 1.5 The application is made by Zara Moon Architects (“ZMA”). They are to play the role of agent.
- 1.6 The proposed development is described and illustrated in detail through drawings and the design and access statement by ZMA (“ZMADAS”) which form part of the planning application.
- 1.7 ZMA applied to the council for pre-application advice prior to making the planning application. The key outputs and related outcomes of this are set out in section 3 of the statement.
- 1.8 We say at the outset of the statement that the proposed development is a high quality scheme. This applies to its design and materiality. The development is not speculative in the sense it is focused on two existing residential properties. The basis of the overall scheme is the desire to create two more modern and suitable residential properties for those who will live in them. This development can also be seen to represent a self-build development initiative. A key tenet of national planning policy is the need for the planning system to deliver new housing across England and this type of development opportunity.
- 1.9 The scope of the statement is as follows:

- In section 2 we set out relevant background on the impetus for the application.
- In section 3 we set out the outputs and outcomes of the pre-application exercise.
- In section 4 we describe the application site and surrounding area.
- In section 5 we describe the proposed development.
- In section 6 we set out the planning framework applying to the site and local area.
- In section 7 we set out our planning assessment of the proposed development.
- Section 8 sets out conclusions on the matters covered in the statement.

- 2.1 The applicants, Justin and Louise Birchall, wish to replace their existing property, Higher Newfield Edge, with a modern eco-profiled dwelling which provides more suitable and desired accommodation than their current property. They are looking to create a property at the site which is suitable for them to live in now and up to and into retirement.
- 2.2 The applicants have lived at Higher Newfield Edge for the last 17 years [REDACTED]
- 2.3 They are now grandparents and their home is at the heart of their family. They love and enjoy living at Higher Newfield Edge and want to be able to remain living at the site as they approach retirement and enjoy spending more time with their children and grandchildren.
- 2.4 They therefore require a more modern and accessible property including a property with an internal lift and with level access throughout. To achieve this their existing property and site requires remodelling and redevelopment.
- 2.5 Higher Newfield Edge is one of a short terrace of 3 properties found at the wider site. Higher Newfield Edge is located at the South-Western end of the trio of properties. Pentangle Barn is the central property. This has recently been purchased by the applicants. The property at the North-East end is Newfield Edge. This is owned by a third party.
- 2.6 The initial proposal for the site included reconfiguring Higher Newfield Edge and Pentangle Barn into 1 single dwelling. A scheme for this was produced, which included the internal and external reconfiguration of both properties, along with the rationalisation of all previous additions and new part subterranean accommodation.
- 2.7 Feasibility work suggested that both properties have a number of structural and design related issues, historic ones, which would need to be addressed as part of the construction phased involved in implementing this proposal. This would have required all but one of the existing elevations to be re-built in their entirety. It was therefore self-evident that to achieve the desired proposed scheme the vast majority of both properties would need to be disassembled and re-built.
- 2.8 As we cover in section 3, these proposals were submitted to the council for comment through its then operating pre-application advice service. As well as the proposed scheme described above, discussions also covered the possibility of promoting a different option in the form of a replacement dwelling, albeit one designed to look similar to the property that that would be the outcome of the reconfiguration option. This would be through the referencing of the character of the original building, but this would come with the benefits associated with it being a new-build property.
- 2.9 A number of aspects of the revised proposals points were discussed during the pre-application meeting and we can confirm, as is set out in the following section, that they have formed the

basis for the revised proposals, which are now the subject of the planning application this statement supports.

- 2.10 Specifically the new proposal responds to pre-application advice provided by the council, which suggested amending the original proposal so as to re-imagine and reprofile the full site through the creation of 2 exceptional family dwellings. Under the revised scheme, as advised through pre-application advice, the existing Pentangle Barn will become a semi-detached house rather than a mid-terrace property and will be reconfigured to create a 4-bedroom family home with private garden, access lane and parking area. The existing Higher Newfield Edge will be demolished along with its existing garage and out-buildings and will be re-built on the site, detached from Pentangle Barn, central to the garden plot.
- 2.11 ZMA worked with the applicants to create a solution which meets the applicant's extended family requirements, whilst being mindful of the surrounding open countryside. The completed scheme will see Pentangle Barn separated from Higher Newfield Edge to create an attractive semi-detached rural family home, which allows the transformation of Higher Newfield Edge into a high quality modern family dwelling, and we would say an exceptional example of a rural property that is bespoke to the applicants' needs but which is sustainable and satisfies the desire for contemporary living.
- 2.12 A key design driver of the project is the applicant's brief to create a highly sustainable eco-home. The applicants are passionate about living and working sustainably which they have integrated into their business systems and processes. They now wish to transfer these methods into their home. The site has been designed to minimise energy usage by creating a sustainable forever home. Relevant features include:
- Integrated solar roof system for on-site energy generation
 - MVHR sustainable heating and ventilation system.
 - Rainwater collection.
 - Battery storage.
 - Sustainable drainage system.
 - Recycling.
 - Triple glazing.
 - Locally sourced materials.
- 2.13 The eco-drivers and components of the scheme are important material considerations to be considered in support of the proposed development.

- 3.1 As already confirmed, the then emerging development proposals for the site were submitted to the council so as to receive and benefit from the council's pre-application advice service.
- 3.2 The proposal submitted was on the basis of the reconfiguration and extension of the 2 existing properties, Higher Newfield Edge and Pentangle Barn, to function as one single dwelling. The proposal included:
- Demolition of the existing out-building and stable.
 - Demolition of existing porches to the front and rear.
 - Demolition of the existing attached summer room.
 - Single-storey part subterranean rear extension.
 - Reconfiguration of the existing elevations.
 - Part 2-storey rear extension which included a raised roof profile to the extension.
 - Creation of a private lane to access the adjacent property New Field Edge
- 3.3 The scheme details form part of the ZMADAS so we do not replicate them here.
- 3.4 A pre-application meeting between Zara Moon and Laura Eastwood of the council was held at the property in mid-2021 where the proposals were discussed, including the alternative option of demolishing the existing property and proposing a replacement dwelling.
- 3.5 In summary, the officer provided the following response and advice as follows:
- It is evident that the properties have undergone significant physical alterations over the years. In its current form it now bears little resemblance to its original form and rural origins.
 - A heritage statement needs to be submitted to demonstrate that the existing buildings have undergone so many alterations that it has no heritage value as a barn conversion worthy of retention, and so as to justify the case for demolition (it should be noted though that the buildings are not statutorily or locally listed nor are they in a conservation area).
 - Any replacement dwelling needs to respect the scale and form of the existing property.
 - The property is located at an elevated position and is visible in long distance views so that while modern aspects of the design would be acceptable traditional forms of construction and typical building materials should be used.
 - There is no objection in principle to the new access drive subject to being finished in a natural surface.
 - Concerns with regards to staggering the roof and the dominant appearance of the higher section and glazing to the gable end.
 - Mindful of the amount of existing additions to the dwelling in particular the triple garage and the cumulative built form in the open countryside.
 - A replacement dwelling would give more freedom in terms of design as you would not be constrained by the existing structure.
 - New Field Edge and the attached Pentangle Barn are currently visible from distance viewpoints.
 - We require details of how the severance from the main property would be treated.

- Any replacement dwelling is to be of a similar scale to the existing.

3.6 The scope and package of the overall proposed development, along with other considerations, addresses these points and concerns as follows:

- A heritage assessment has been carried out and a heritage statement has been submitted with the planning application. This demonstrates that the existing property has undergone many alterations to the extent it has no heritage value as a barn conversion worthy of retention, and which justifies the case for demolition.
- Traditional forms of construction are reflected in the design and typical building materials will be used.
- A detailed analysis of distance visibility and a massing study was undertaken to minimise the visual impact of the proposed development from distance viewpoints. This confirms that the application site/proposed development isn't/won't be overly visible from publicly available viewing points around the site. Higher Newfield Edge has been relocated and is now hidden from Stocks Lane in its entirety.
- The new access lane will follow the natural topography of the land and be finished in a natural material.
- The existing roof level will be as existing for Pentangle Barn. The staggered roof detail has now been omitted from the proposal.
- The full site has now been redesigned and covers the demolition of all existing structures in association with Higher Newfield Edge, and the volume redistributed into a single coherent high-quality property. The garage, services, and leisure accommodation is now subterranean and hidden from view.
- A replacement dwelling will give more freedom in terms of design and is not constrained by the existing structure.
- The three properties are viewed as one continuous structure and the refurbishments remain within the existing height parameters and retain the linear form of the existing properties.
- The linear form and the relationship between Higher Newfield Edge and Pentangle Barn as farmhouse and barn conversion has been retained. The demolition of Higher Newfield Edge does not affect this nor the linear continuous structure.
- The applicants now propose to retain Pentangle Barn and refurbish internally and externally. The severance will therefore be between Pentangle Barn and Higher Newfield Edge as part of the demolition process. The applicants can therefore be in control of this process and will be able to complete as part of the improvements to Pentangle Barn. The new gable of Pentangle Barn will be finished in natural stone to match the existing properties.
- The replacement dwelling is of a similar scale to the existing dwellings.

Address and LPA

- 4.1 The address of the site is Higher Newfield Edge, Stocks Lane, Middop, Lancashire, BB7 4JN. The site falls within the administrative boundary of Ribble Valley Council.

Location

- 4.2 The application site is located 3 km as the crow flies to the South of Gisburn and 2km to the North of Blacko to the East of A682/Gisburn Road.
- 4.3 The site's location and extent of the site are identified on Figures 1 and 2 to follow:



Figure 1 above: location of the site (depicted by red dot)

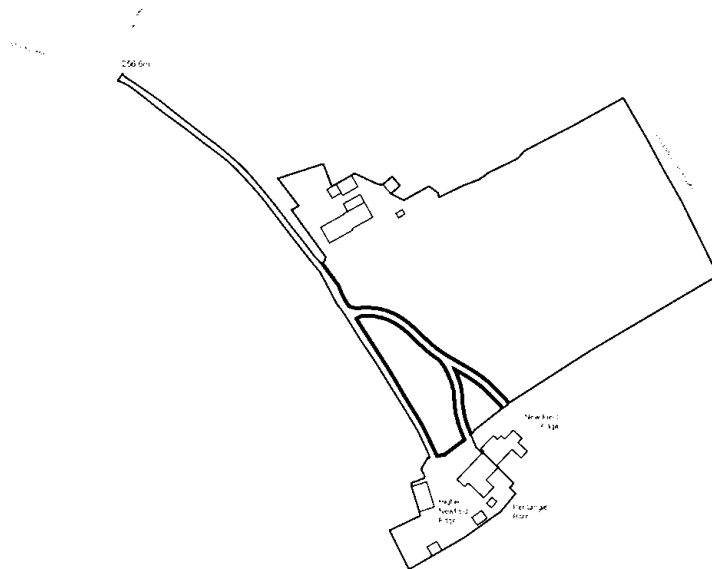


Figure 2 above: red and blue line areas of site (depicted in more detail in ZMDAS)

General Profile

- 4.4 The application site properties, i.e., Higher Newfield Edge and Pentangle Barn, form part of a short terrace of three properties aligned along a South-West to North-East axis. At the North-Eastern end of the terrace is Newfield Edge. This is not part of the application other than it will benefit from a new access drive. Existing site related arrangements along with gardens and outbuildings are as illustrated below:

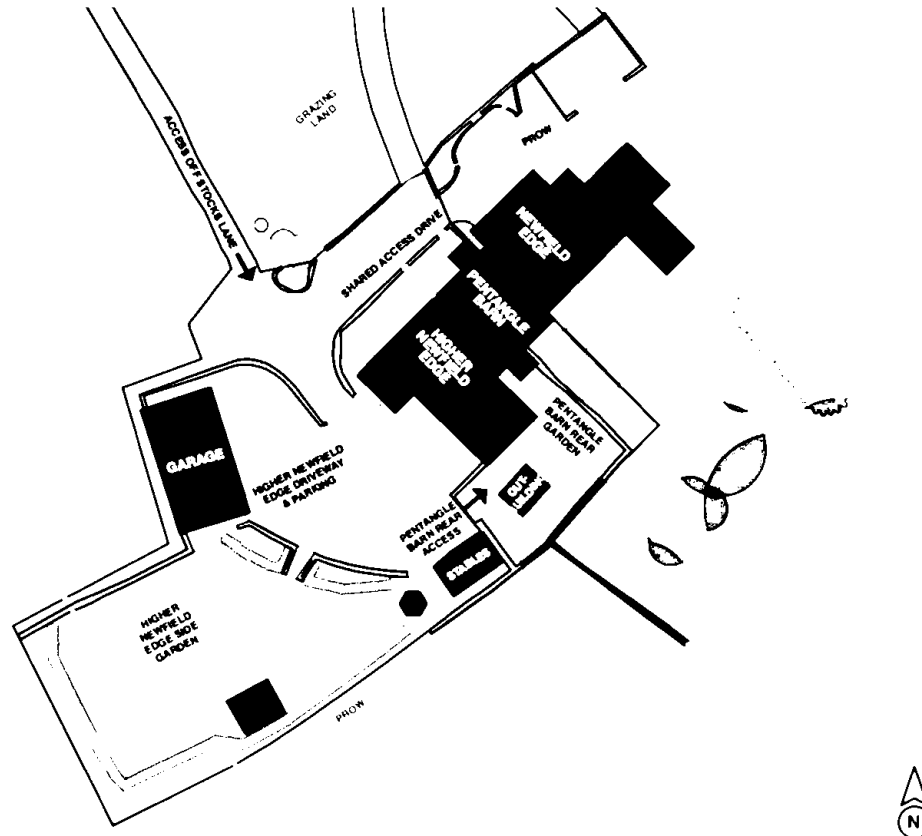


Figure 3: profile of development at the application site

Access

- 4.5 As illustrated on the plans forming Figures 2 and 3 above, the site is located at the end of a private lane (cul-de-sac) that runs south from Stocks Lane some 400m to the East of its junction with A682/Gisburn Road. The lane runs for some 245m as far as the application site. The private lane serves Higher Newfield Edge, Pentangle Barn, both the focus of the planning application, and Newfield Edge, via a shared access drive running to the front of the 3 properties.

Topography

- 4.6 The site is elevated at 279m AOD. It is located in an area of gently undulating rolling elevated countryside. Around the application site the land gently rises towards the South and East towards the summit of a hill known as Ridge of Weets (332m) and from here and towards the east to Weets Hill proper (398m). The wider area is dominated by Pendle Hill (554m) which is located 5 km away towards the South-West.

Landscape and Visibility

- 4.7 The land around the site is mainly open pasture running into moorland areas which on lower parts are interspersed with small copses of trees and individual trees plus field boundaries in the form of hedges, fences and dry stone walls. The nature of the topography and screening features in the vicinity of the application site mean that the application site and the buildings it contains are not readily apparent from the A682/Gisburn Road and most other publicly available viewing points including PROWs with the exception of the footpath which effectively runs through the site (South-West to North-East) – see comments on PROWS later.

Flood Risk Status

- 4.8 The EA Planning Flood Risk Map of England confirms that the site is in Flood Zone 1 and it is therefore at little risk of surface or watercourse related flooding. As such flood risk is not a planning impediment to development at the site.

Public Rights of Way

- 4.9 The nearest PROW is footpath Ref No. 3-26-FP-2, which runs South-West to North-East from A682/Gisburn Road up to the properties at the application site, effectively crossing the site, from where it runs towards the North-East where it joins the Pennine Bridleway (Gisburn Old Road) further to the East. Footpath Ref No. 3-26-FP-2 links with the Pennine Bridleway.

Planning History

- 4.10 There is relevant planning history relating to the site.
- 4.11 Planning application ref no. 3/2006/0636, made in mid-2006, for the change of use of land to domestic curtilage and erection of triple garage was granted in Nov 2006. This is effectively the triple garage serving Higher Newfield Edge that exists at the site at the current time
- 4.12 Prior to this being implemented a further planning application, application ref no. 3/2007/0445 was made for detailed planning permission for triple garage with office space above. This was effectively the same ground floor garage arrangement granted under planning permission ref no. 3/2006/0636 with a first floor office above. This was refused planning permission as the case officer considered the proposals to be visually intrusive given the profile of the site and proposals.
- 4.13 Private stables serving Higher Newfield Edge, located some 130 north of the property immediately on the eastern side of the private lane, were the subject of two applications, ref nos. 3/2019/1118 and 3/2020/0316, made respectively in 2019 and 2020. These sought permission for the conversion of the existing stabling buildings to residential through permitted development rights (under Class Q (Agricultural Buildings to Class C3 Dwellings) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015). Both of these applications were refused.

Photographs of the Site

- 4.14 Photographs profiling the site are set out below:



Photograph 1 above: aerial view of application site from north of the site looking southwards



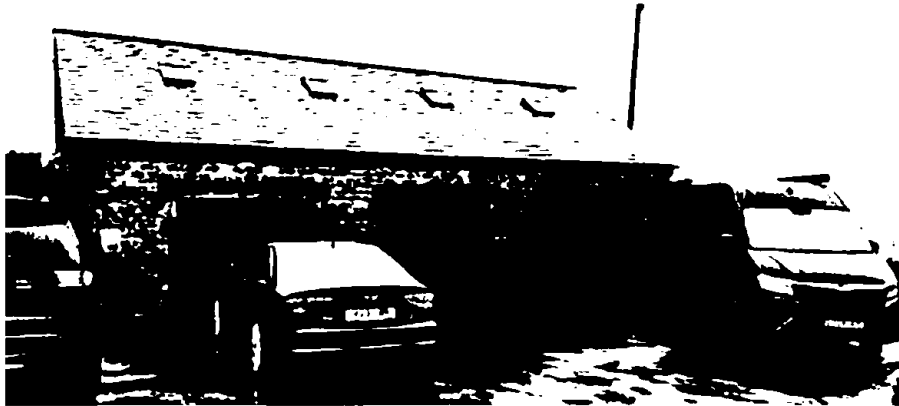
Photograph 2 above: view from Stocks Lane, beyond its junction with private lane serving application site, looking southwards towards site



Photograph 3 above: view of Higher Newfield Edge and Pentangle Barn plus Newfield Edge at far end



Photograph 4 above: view from garden of flank elevation of Higher Newfield edge



Photograph 5 above: triple garage serving Higher Newfield Edge



Photograph 6 above: garden outbuildings serving Higher Newfield Edge



Photograph 7 above: view of application site looking roughly eastwards from PROW to west of application site

- 5.1 When describing the proposed development we draw on information and illustrations set out in the ZMADAS.

Key Components of the Overall Development Proposals

- 5.2 At the current time the application site contains three residential properties as follows:

- Higher Newfield Edge.
- Pentangle Barn.
- Newfield Edge

- 5.3 The three properties are connected in the form of a short terrace as illustrated on Figure 4 below. The first two properties as per the list above form part of the application site proper. Although the third property is excluded, the application red line boundary extends to cover the provision of a new access drive to the property:

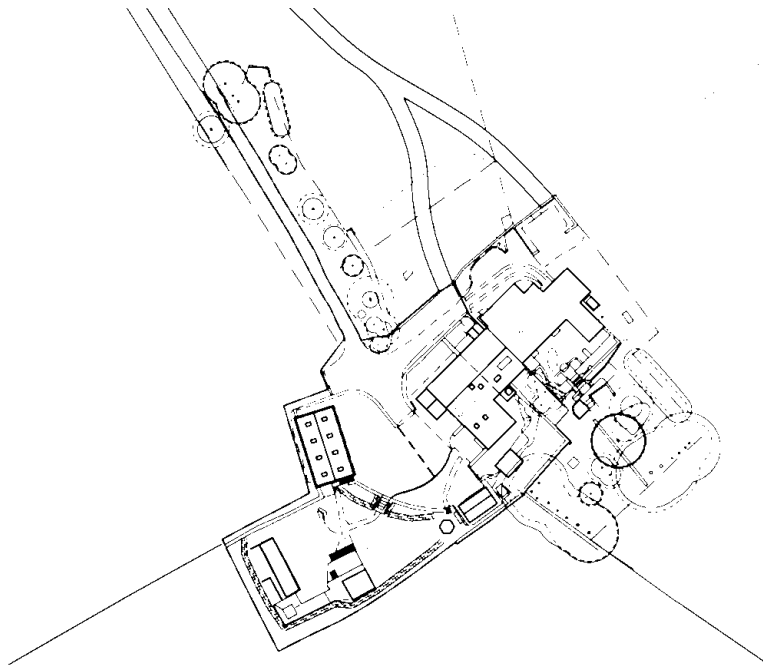


Figure 4 above: existing site layout

- 5.4 The application involves the following key components of development:

- Demolition of existing Higher Newfield Edge.
- Demolition of all key outbuildings associated with Higher Newfield edge
- Construction of new two storey replacement detached property with roof accommodation to be sited a few metres to the South-West of the flank elevation of the existing property.
- The new property will utilise an element of subterranean floorspace so as to reduce the amount of development above ground level and as such its visual impact and apparency.
- Reconfigured garden area to serve new Higher Newfield Edge.

- To deal with demolition of Higher Newfield Edge, creation of new side elevation on South-Eastern side of Pentangle Barn and reconfiguration of this part of the site to create a new front and rear garden area.
- Creation of new access lanes off existing private access lane to serve Pentangle Barn and Newfield Edge.

Proposed New Layout

- 5.4 Building on the bullets set out above, the proposed new layout, showing above ground accommodation only, with new access lanes, is as illustrated below:

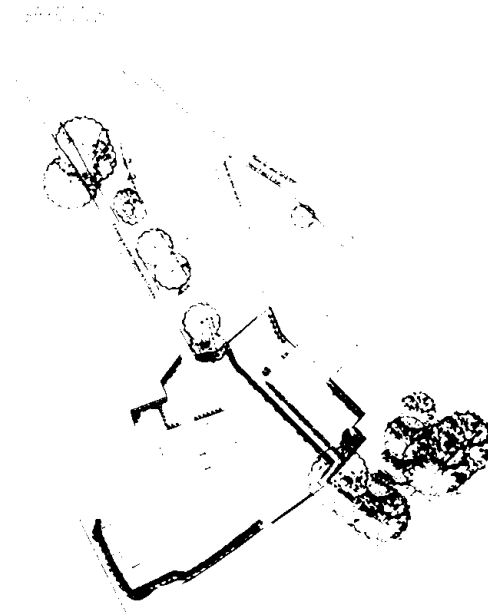


Figure 5 above: proposed layout

Building Strategy

- 5.6 The strategy that has been followed to influence the layout of the proposed development is as set out below.

Higher Newfield Edge

- 5.7 As the existing garden level would be located at what will be the first floor level of the new property, it made sense to design the property so that it followed the principles of what might loosely be termed an 'upside-down house.' In a practical sense this means that key living accommodation is located at first floor level with direct access to the existing garden to the rear.
- 5.8 The ground floor of the new property includes the bedrooms, secondary living accommodation, leisure areas and the garage and related service spaces. Due to the existing topography of the site, which sees a slope falling from the South-East to the North-West, the rear of the ground floor level is built into the rising ground. As a consequence, and so as to ensure natural light to the rear of the ground floor level accommodation, a hidden external courtyard has been incorporated into the design and is central to the plan.

- 5.9 The second floor area, largely first floor/roof accommodation, includes the master bedroom suite. This is illustrated below:

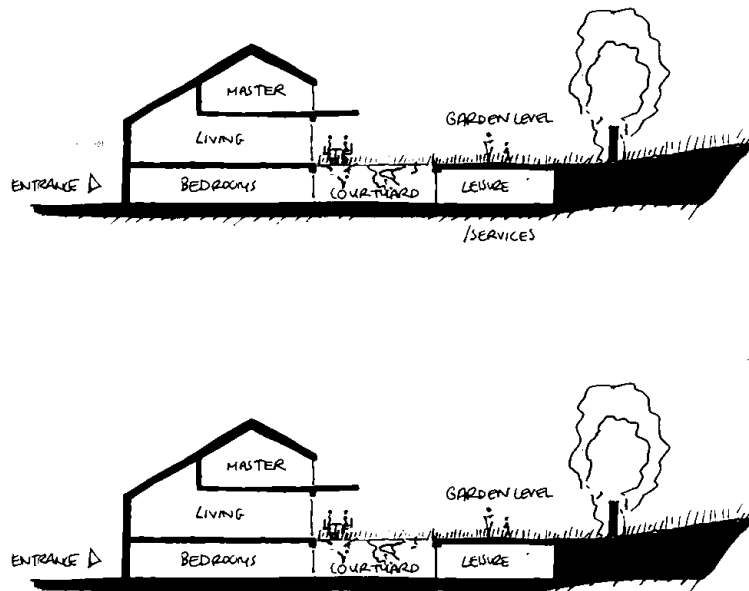


Figure 6 above: illustrative sections through proposed Higher Newfield Edge

- 5.10 The ground floor layout has been designed as 5 main zones as follows:

1. The main house footprint.
2. The garage and service zone.
3. The leisure zone.
4. The secondary living zone.
5. The external courtyard

- 5.11 The layout has been arranged to wrap around an external hidden courtyard which allows light to enter the ground floor whilst incorporating subterranean accommodation. The uses planned for the three levels are as illustrated through the drawings at Figure 6 above and Figure 7 below:

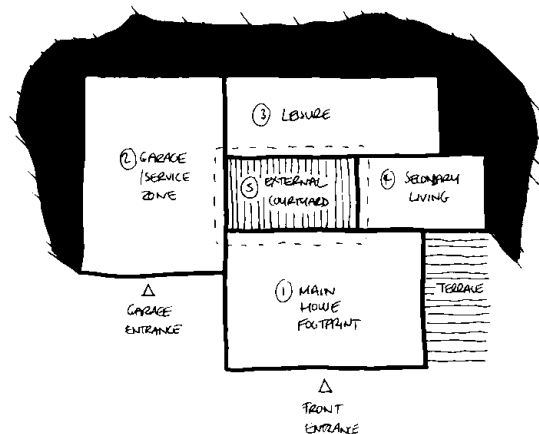


Figure 7 above: Key zone of use/accommodation in Higher Newfield Edge

Pentangle Barn

- 5.12 The rear garden boundaries as existing will be rationalised and realigned to create better, more usable garden areas, and will also address overlooking issues.
- 5.13 Historic extensions to Pentangle Barn were domestic in character and did not respond to the agricultural heritage of the property. The existing porch, lean-to extension and roof/dormer extensions will be removed leaving the original footprint of the barn. The gable wall which will be exposed during the demolition of Higher Newfield Edge will be re-built in natural random stonework to match the barn.
- 5.14 The domestic curtilage for Pentangle Barn will now enjoy a front, rear and side garden with a private driveway to accommodate 3 parking spaces.
- 5.15 The internal layout has been rationalised and removes the split-level arrangement by levelling the ground floor plan. By re-designing the internal layout efficiently allows 4 bedrooms to be incorporated over 3 floors of accommodation but without raising the height of the property. Changes to the elevations have been minimised with no new openings to the front elevation. A feature corner window has been included to the rear elevation, and a contemporary box projection to the roof provides the required head-height for second floor accommodation. Key building principles are as illustrated below:

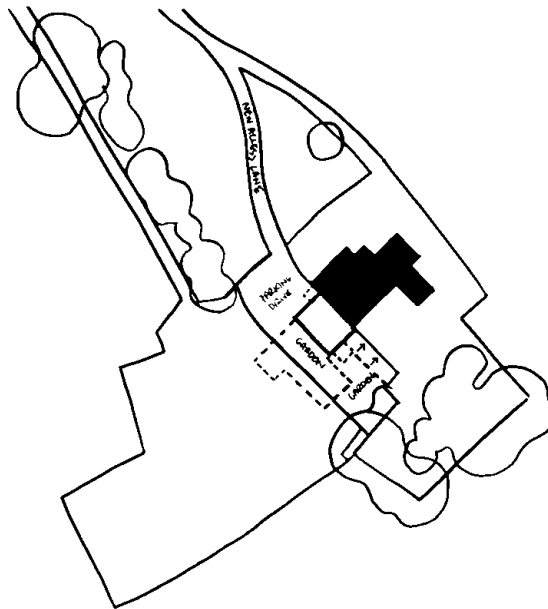


Figure 8 above: Key building strategy for Pentangle Barn

Proposed Accommodation

Higher Newfield Edge

- 5.16 Proposed accommodation in Higher Newfield edge is as illustrated below:

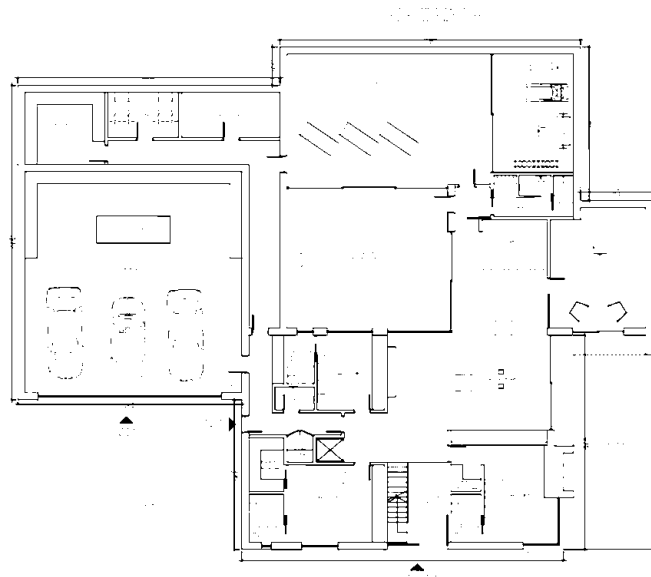


Figure 9 above: proposed ground floor levels (part subterranean) of Higher Newfield Edge

5.17 First floor and second floor accommodation is as illustrated below:

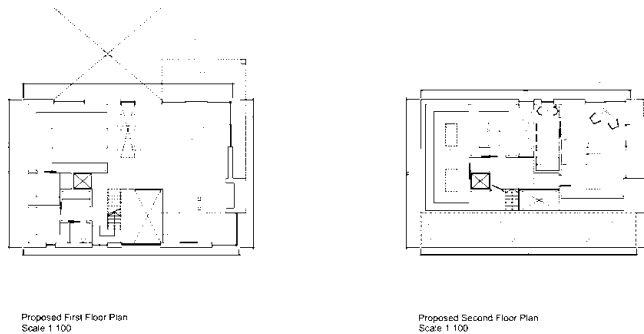


Figure 10 above: first and second floor layouts of Pentangle Barn

Pentangle Barn

5.18 The proposed reworked Pentangle Barn will provide accommodation as follows:

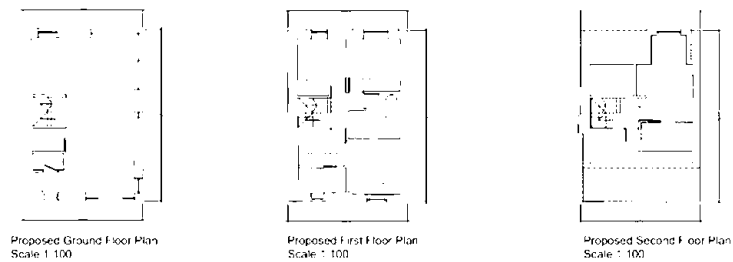


Figure 11 above: Ground, first and second floor accommodation in Pentangle Barn

Higher Newfield Edge

The image displays four architectural drawings of a building, arranged vertically. Each drawing includes a title and a scale.

- North-West Elevation:** Scale 1:100. This is a two-story elevation showing a central entrance with a small porch. To the right, there is a list of notes:
 - 1. All windows are double glazed.
 - 2. All doors are double glazed.
 - 3. All windows are double glazed.
 - 4. All doors are double glazed.
 - 5. All windows are double glazed.
 - 6. All doors are double glazed.
 - 7. All windows are double glazed.
 - 8. All doors are double glazed.
 - 9. All windows are double glazed.
 - 10. All doors are double glazed.
- South-East Elevation:** Scale 1:100. This is a two-story elevation showing a central entrance with a small porch. To the right, there is a list of notes:
 - 1. All windows are double glazed.
 - 2. All doors are double glazed.
 - 3. All windows are double glazed.
 - 4. All doors are double glazed.
 - 5. All windows are double glazed.
 - 6. All doors are double glazed.
 - 7. All windows are double glazed.
 - 8. All doors are double glazed.
 - 9. All windows are double glazed.
 - 10. All doors are double glazed.
- North-East Elevation:** Scale 1:100. This is a two-story elevation showing a central entrance with a small porch. To the right, there is a list of notes:
 - 1. All windows are double glazed.
 - 2. All doors are double glazed.
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 - 4. All doors are double glazed.
 - 5. All windows are double glazed.
 - 6. All doors are double glazed.
 - 7. All windows are double glazed.
 - 8. All doors are double glazed.
 - 9. All windows are double glazed.
 - 10. All doors are double glazed.
- South-West Elevation:** Scale 1:100. This is a two-story elevation showing a central entrance with a small porch. To the right, there is a list of notes:
 - 1. All windows are double glazed.
 - 2. All doors are double glazed.
 - 3. All windows are double glazed.
 - 4. All doors are double glazed.
 - 5. All windows are double glazed.
 - 6. All doors are double glazed.
 - 7. All windows are double glazed.
 - 8. All doors are double glazed.
 - 9. All windows are double glazed.
 - 10. All doors are double glazed.

Figure 12 above: elevation designs for Higher Newfield Edge

5.19 Proposed elevational details of Pentangle Barn are as follows:

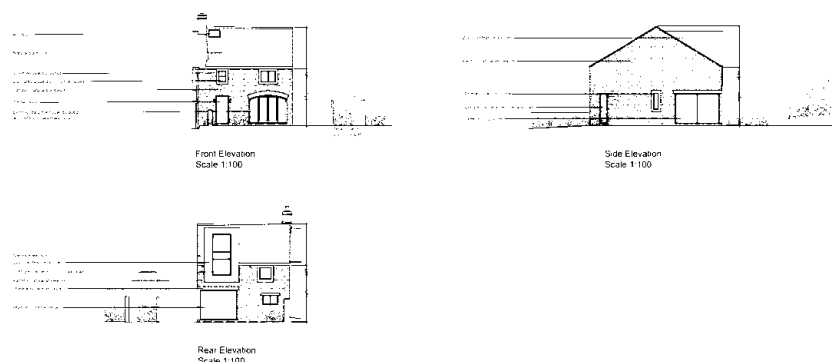


Figure 13 above: elevation designs for Pentangle Barn

Massing Considerations

- 5.20 The proposal utilises the volume of permanent structures on site and involves the re-distribution of this into a compact, high-quality designed, coherent new Higher Newfield Edge, and a new, more open, and apparent Pentangle Barn, building on the available footprint and volume, with better and more usable garden areas.
- 5.21 The overall proposals reduce the sprawl of built form across the site thereby reducing impact on the openness of the land surrounding the site.
- 5.22 To the rear and side of Higher Newfield Edge planned accommodation is built into the natural gradient of the site with a flat green roof above at the garden level. Therefore the garage, services and leisure spaces are located behind the property, hidden from view and built into the ground.
- 5.23 The property therefore appears modest in size when viewed from the rear with the lower level completely hidden. Key volume figures are as follows:
- Total volume of all existing permanent buildings = 1668m³
 - Total visible volume of all proposed buildings = 1874m³
 - Total volume of the hidden subterranean accommodation = 635m³
 - The proposal increases the visible volume of the site by 12%.
 - Total GF footprint of the existing buildings = 371m²
 - Total GF footprint of the proposed buildings = 626m²
- 5.24 From the above it can be seen that, while the overall proposal will increase the overall site-wide ground floor footprint by 70%, it should be noted that this includes the subterranean accommodation. With this excluded the increase is much more modest, and we would say is in line with relevant policy guidance (covered in following section). In addition, the increase in volume is slight, at only 12% (when all existing structures on site are taken into account). which will not be visible and therefore this cannot be regarded as having the potential to cause a visual impact.

Screening Considerations

- 5.25 As is illustrated in the ZMADAS, relevant photos (section 8, page 46+) illustrate the visibility of the site from available distant viewpoints. Views are heavily restricted due to topography, existing tree coverage, limited number of publicly available viewing points, effects of field boundaries and other screening features. By removing the existing Higher Newfield Edge, triple garage and out-building these structures will no longer be visible.
- 5.26 The proposed dwelling will be sited more central to the site hidden behind the existing matures trees, with a hidden subterranean section and green roof, and the natural stone and timber cladding will blend with the natural landscaping further reducing visibility.
- 5.27 The proposed scheme further reduces visibility by:
- Including additional planting between the party boundaries of each property, which also improves the outlook from the neighbouring property.
 - Siting the proposed property centralised to the site, and orientated clock-wise to screen the property behind the existing high level trees.
 - Removing all out-building structures and re-distributing the volume into one single storey, compact, high quality scheme.

- Incorporating a subterranean level to the rear with sunken hidden courtyard which is hidden from the front elevation, and all neighbouring gardens, properties and public viewpoints.

Sustainability

- 5.28 One of the key design drivers for the project was the applicant's brief to create a highly sustainable eco-home. The applicants are passionate about living and working sustainably which they have integrated into their business systems and processes.
- 5.29 They now wish to transfer these methods into their home. The site has been designed to minimise energy usage by creating a sustainable forever home; features of which include an integrated solar roof system for on-site energy generation, a MVHR sustainable heating and ventilation system, rainwater collection, battery storage, a sustainable drainage system, recycling, triple glazing and locally sourced materials,
- 5.30 The property has therefore been designed to minimise energy usage with a reduced carbon footprint. This will be achieved by, firstly, following principles of sustainable design, (siting, thermal mass, sustainable heating and ventilation systems; and, secondly, by a fabric first approach, which involves high levels of insulation, prevention of thermal bridging and achieving high levels of air-tightness.

Contexts

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where in making any determination under the planning acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material consideration indicates otherwise.
- 6.2 Material considerations can be anything to do with the purposes of planning and include all typical planning and land use factors that have a bearing on whether a planning application should be granted.
- 6.3 National planning policy guidance is also an important material consideration. It can be given greater weight where there is the absence of a comprehensive and fully up to date development plan.
- 6.4 For ease, but notwithstanding the importance of the development plan in planning decisions, we present policy in a top down approach, i.e., national policy first followed by development plan and other local policy.

National Planning Policy

National Planning Policy Framework

- 6.5 The National Planning Policy Framework (“NPPF”), the latest edition of which was published in Summer 2021, sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced and how decisions should be taken on applications (para 1).
- 6.6 Achieving sustainable development is dealt with in NPPF in Section 2. It confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (para 7).
- 6.7 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective;
 - b) a social objective; and
 - c) an environmental objective (para 8).
- 6.8 At para 11 NPPF sets out that plan making and planning decisions should apply a presumption in favour of sustainable development. Plan-making is not relevant to the matters this statement addresses. For decision-taking, which is relevant as it applies to those on planning applications, this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.9 Regarding decision-making, NPPF confirms at para 38 that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 6.10 Section 5 of NPPF deals with delivering a sufficient supply of homes (para 60). To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. This includes those who wish to build or commission their own homes (para 65), as is the case with the applicant.
- 6.11 At para 62 NPPF confirms that, within the contexts covered under para 4.10 above, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes (self-build as is the case here).
- 6.12 At para 69 NPPF advises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should address this through decisions and plan making.
- 6.13 The latest version of NPPF 12 places considerable emphasis on achieving well-designed places. In fact it notes that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process (para 126).
- 6.14 Regarding rural housing, this is covered at para 78 of NPPF. It confirms that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to

meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.

6.15 At para 79 NPPF advises that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

6.16 At para 80 NPPF confirms that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

6.17 At para 130 NPPF confirms that, with regard to good quality design, planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 6.18 The role of trees in development and the importance that should be placed on protecting them is covered at para 131. Wherever possible trees should be retained and new trees planted.
- 6.19 At para 132 NPPF confirms that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.
- 6.20 At para 134 NPPF confirms that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 6.21 Regarding meeting the challenge of climate change, flooding and coastal change, NPPF confirms at para 152 that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

National Planning Practice Guidance

- 6.22 Since 2012, to complement the first edition of NPPF, the Government has run and managed an online advice service on planning and national planning policy and related planning topics in the form of planning practice guidance (“PPG”). This is regularly updated by Government.

Local Planning Policy

Development Plan

- 6.23 The Ribble Valley Core Strategy (“RVCS”) was adopted in December 2014. It forms the central document of the council’s Local Development Framework. It sets out the vision, underlying objectives and key principles that will guide the development of the area to 2028.
- 6.24 Following the adoption of the RVCS the council prepared a Housing and Economic Development DPD (“HEDDPD”) which they adopted in 2019. This plan sets out more detailed policy coverage for matters relating to housing and economy so as to fully implement the policies of the Core Strategy. Its policies are geared more towards large scale development proposals and allocations for residential and employment. As such it is not of direct relevance to the proposals this application covers.
- 6.25 On the combined RVCS and HEDDPD Policies Plan the site is not specifically allocated. Instead it is identified as being outside of identified settlement boundaries and classed as being in

open countryside. It should be noted that it is outside of the area of open countryside designated as AONB. As such it is to be treated as a site that forms part of a wider area of designated open countryside.

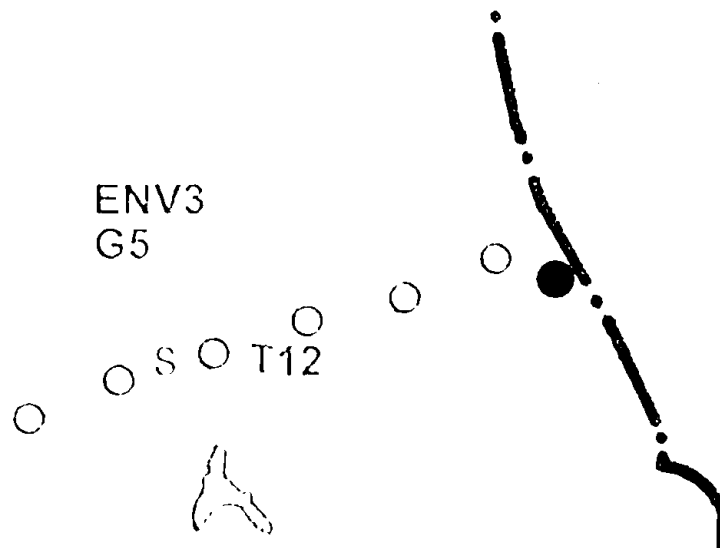


Figure 8 above: Extracts from Local Development Framework Policies Plan for Ribble Valley showing policy treatment of site (location shown by red dot)

6.26 A review of both plans set out above suggest that the following main policies from the RVCS are the most relevant:

- Policy DS1 – Development Strategy
- Policy DS2 – Sustainable Development
- Policy EN3 – Sustainable Development and Climate Change
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DMH3 – Dwellings in Open Countryside and AONB
- Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings

6.27 In terms of the content and intent of these policies, least the main ones, which are DMG1, DMG2, DMH3 and DMH 4, relevant policies seek to direct development to allocated sites in defined settlements or other locations/sites defined settlements, but there can be situations where other developments, including developments in open countryside which involve the conversion of existing buildings, can be supported. We consider these policies further in the following section of the statement.

Background

- 7.1 This section of the statement assesses the proposed development and sets out the planning case in its support.
- 7.2 A local planning authority when considering a planning application should consider it on its merits and against relevant policies of the adopted development plan. Material considerations, which can be anything to do with the proposed development, the site and the purposes of land use planning, are also relevant and need to be taken into account. They include national planning policy.
- 7.3 A related and important point relates to how development plan policy should be interpreted. In this regard it is helpful to consider the UK Supreme Court decision concerning the Tesco Stores Ltd v Dundee City Council [2012] UKSC 13 case. Amongst other things the decision focused on the wording of planning policy, what it means and how it should be interpreted.
- 7.4 Of relevance are paragraphs 18 and 19 which concluded that planning policy should be *'...interpreted objectively in accordance with the language used and read in its proper context.'*
- 7.5 The Dundee decision confirms that, although the application of a particular policy to a particular set of facts falls within the judgement of a local planning authority, it is a matter for the courts to interpret the meaning of policy not the local planning authority. Therefore, a local planning authority must apply policy as it is written and not as they (or others) might want to interpret it.
- 7.6 We apply this approach when applying and considering the effects and intentions of relevant development plan policy.

The Case in Support of the Planning Application

Approach

- 7.7 The decision making framework set out above confirms that development plan policy is the most important consideration in planning decisions. Of those policies we have identified as having relevance, it is our view that Policies DMG1: General considerations, Policy DMG2: Strategic Considerations and Policy DMH3: Dwellings in the Open Countryside and AONB are the most relevant.
- 7.8 These policies are development management orientated and detailed in content. Accordingly, when setting out the case in support of the proposed development we follow the structure and topic coverage of these policies.

General Considerations Relating to the Proposed Development

Quality of Design

- 7.9 Policy DMG1: General Considerations confirms that new development must be of a high standard of building design.

- 7.10 The planning application proposals were the subject of pre-application discussion so as to ascertain the council's views on them, including with regard to design. Comments and feedback provided by the council were taken account of by the architect and agent, ZMA.
- 7.11 It is clear from the drawings pack and ZMADAS that the proposed development is a high quality architect designed development.
- 7.12 In addition, proposed materials are also of a high quality and sympathetic to the locale and site. It should also be remembered that the proposed development will be of a higher quality, in both visual and development terms, than the ones they will replace. As such it is our position that the design related elements of Policy DMG1 are satisfied.

Sympathetic to Existing Land Uses:

- 7.13 The policy requires new development to be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials.
- 7.14 The existing buildings form part of a short terrace of residential properties. There are three in total – from South-West to North-East they are Higher Newfield Edge, Pentangle Barn and Newfield Edge.
- 7.15 The proposals involve the redevelopment of the South-Western property, Higher Newfield Edge, to form a new detached residential property slightly to the South-West of where the existing building sits albeit still in its current garden area; and the reconfiguration of Pentangle Barn to form a new more modern and attractive residential property. Pentangle Barn's relationship to Newfield Edge remains as at present.
- 7.16 The relationship of the three properties will be improved through the development proposals in the sense that making Higher Newfield Edge detached creates a better relationship for this property with Pentangle Barn and creates a much better profile and identity for Pentangle Barn along with a clear and usable garden area.
- 7.17 There are no other existing land uses around or in close proximity to the application site.
- 7.18 Based on the above one can conclude that the proposed development can be regarded as one that is sympathetic to existing land uses found at the site.

Intensity of Development:

- 7.19 The policy requires that development shouldn't raise issues associated with increasing the intensity and related effects of development at a site.
- 7.20 In this instance the development proposals involve the redevelopment and reconfiguration of three existing residential properties. The development proposal will deliver the same number of residential properties as are currently found at the site albeit one will be broken off the

existing short terrace of properties to form a new detached property. This though is in the garden area of the property in its existing form.

- 7.21 Although the new detached property will be larger than the one it replaces, the total volume of all existing permanent buildings proposed to be redeveloped or reconfigured under the development proposals is 1,668m³. The total visible volume of all proposed buildings in their finished form will be 1,874m³. However, of this some 635m³ will be subterranean accommodation which will not be visible. This confirms that the development proposals will increase the visible volume of the site by only 12%. We would say that this increase, in planning terms, can be regarded as very small (de-minimus).
- 7.22 The total GF footprint of the existing buildings is 371m². The total GF footprint of the proposed buildings is larger at 626m². While this appears like a large increase it should be noted that this includes the subterranean accommodation. This element of the total accommodation will not be seen nor will it be apparent. With this subterranean accommodation excluded the increase in footprint is much less and we would say can be regarded as acceptable by reference to this policy and specific profile of the application site.
- 7.23 We would also confirm, as is pointed out in the ZMADAS, that one effect of the development proposals is that it will reduce the number of outbuildings and sheds currently found in the garden area of Higher Newfield Edge which already contribute to the garden area appearing to be well developed.
- 7.24 Overall, it is our position that the development proposals will not increase the intensity of development at the site, and that this requirement of the policy is satisfied.

Impact on Nature and Profile of Site / Area:

- 7.25 The proposed development will not unduly change the nature or profile of the locale where the site is positioned nor the site itself. We define unduly as only representing a minor change. First, the site will not be extended. Second, the development proposals promoted through the planning application all take place within the existing residential curtilages of Higher Newfield Edge and Pentacle Barn combined. Third, while new access drives will be formed to create separate accesses to Pentangle Barn and Newfield Edge, these will not be visually intrusive nor apparent, and as such cannot be regarded as offering scope to change, for the worse, the nature and profile of the site.
- 7.26 As such it is our view that the proposed development will not change the nature and profile of the site beyond what can be regarded as minor changes. These changes cannot be regarded as unacceptable or unsupportable.

Scale and Massing:

- 7.27 As already confirmed above, although the proposed new version of Higher Newfield Edge will be larger than the one it replaces. The total volume of all existing permanent buildings proposed to be redeveloped or reconfigured under the development proposals is 1,668m³.

The total visible volume of all proposed buildings in their finished form will be 1,874m³. However, some 635m³ of this will be subterranean accommodation which will not be visible. When considered this way this confirms that the development proposals will increase the visible volume of the site by only 12%. As we have already said, we regard this as a small increase, and one that is acceptable.

- 7.28 On footprint, a related consideration, the footprint of the existing buildings is 371m². The total GF footprint of the proposed buildings is larger at 626m². We would say that this could be considered to represent a large increase; however, this includes what will be subterranean and unseen accommodation. With subterranean accommodation excluded the increase in footprint is much less and we would say can be regarded as acceptable by reference to this policy

Proposed Style and Building Materials:

- 7.29 The drawings pack and ZMADAS demonstrates that the proposed vernacular and general styling of the new dwellings of Higher Newfield Edge and Pentangle Barn is sympathetic to the remaining existing building, Newfield Edge, and properties located in the immediate and wider surrounding area, and in materiality terms can be regarded as being reminiscent of local vernacular styles and features, including cottage type dwellings.
- 7.30 This is also the case with regard to key proposed features of the main new property, although we concede that some features, like provision of subterranean accommodation, are incorporated to meet modern lifestyle needs and conventions. However, this element of the proposed scheme is discrete and not readily apparent when the site is viewed from outside it.
- 7.31 Generally, the proposed materials have been selected to match local materials found in local developments.
- 7.32 These are points to be considered in the application's support.

Density and Relationship to Existing Buildings:

- 7.33 The policy requires development to be carefully presented and for consideration to have been given to resultant density, layout and relationship between buildings, which is regarded as important. We would say that, based on key points already made, particularly the fact that the development proposal does not increase the number of new dwellings at the site, the proposed development can be regarded as not increasing the density of development at the site.
- 7.34 Regarding relationship to existing buildings, it is our position that the proposed development will deliver improvements. The new relationship between Higher Newfield Edge and Pentangle Barn will be improved. The relationship between Pentangle Barn and Newfield edge won't change.
- 7.35 The development proposals can, therefore, be regarded as acceptable in terms of density and relationship to existing buildings considerations and related points.

Visual Appearance:

- 7.36 The policy places emphasis on visual appearance of new development and the relationship of new development to its surroundings, including impact on landscape character, as well as the effects of development on existing amenities. The need for development to be well designed, to be of a high quality, and to look beautiful, is also now emphasised through the latest edition of NPPF, which post-dates the RVCS.
- 7.37 As is well presented in the drawings pack and through the ZMADAS, the proposed development, when considered in its totality, will be attractive and have a pleasing visual appearance, certainly when compared to the general average quality of the existing dwellings it mainly focuses on. Indeed, we would say that the development will improve the visual qualities and profile of site and locale where it is positioned. This is through the removal of a number of visually intrusive outbuildings and sheds and their replacement, within the existing garden area of Higher Newfield Edge, by a new very attractive contemporary dwelling; and the reconfiguration of Pentangle Barn, which includes a new attractive south west elevation. Overall, these features of the development proposals will benefit short, medium and longer views of the application site and the wider enclave of development it forms part of.
- 7.38 Overall, the development can be regarded as having an acceptable visual profile by reference to the policy; although in reality the development proposals can be regarded as offering the potential to enhance the visual qualities of the site when compared to its current profile.

Sustainable Construction:

- 7.39 The policy requires development to use sustainable construction techniques where possible and provide evidence that energy efficiency, covered under Policy DME5, has been incorporated into schemes where possible. A key design driver for the project was the applicant's brief to create a highly sustainable eco-home.
- 7.40 The site has been designed to minimise energy usage by creating sustainable homes. Key features include an integrated solar roof system for on-site energy generation, a MVHR sustainable heating and ventilation system, rainwater collection, battery storage, a sustainable drainage system, recycling, triple glazing and locally sourced materials.
- 7.41 The proposed development has therefore been designed to minimise energy usage with a reduced carbon footprint for both properties affected. This will be achieved by, firstly, following principles of sustainable design, (siting, thermal mass, sustainable heating and ventilation systems; and, secondly, by a fabric first approach, which involves high levels of insulation, prevention of thermal bridging and achieving high levels of air-tightness
- 7.42 The development can be regarded as a high quality eco-development and as such sustainable construction requirements of the policy are satisfied.

Accessibility and Traffic Impacts:

- 7.43 The policy requires development proposals to be accessible and for the proposed development to be acceptable by reference to potential traffic generation and impacts and car parking implications. The proposal will not increase the number of residential dwellings currently found at the site, which remains three. The three properties will continue to be served off the same private access road which runs off Stocks Lane although new dedicated private drives to Pentangle Barn and Newfield edge will be created off the North-Eastern side of the access road. This will improve direct access to both of these properties and means that each of the properties, including Higher Newfield Edge, through its existing access drive, will have private access drives.
- 7.44 The policy also requires the consideration of and protection of public rights of way. As covered in section 4, the nearest PROW to the application site is Footpath Ref No. 3-26-FP-2, which runs South-West to North-East from A682/Gisburn Road up to the properties at the application site, effectively crossing the site, from where it runs towards the North-East where it joins the Pennine Bridleway (Gisburn Old Road) further to the East. The proposed development does not affect access to nor the route of this PROW.

Amenity Considerations:

- 7.45 Effects on amenity and related effects of proposed development is a factor that the policy requires consideration of. In essence, proposed development must not adversely affect the amenities of the surrounding area. We have already addressed most of the points that can be regarded as falling within the category of amenity.
- 7.46 In summary, it is our view that no amenity related issues or concerns are raised by the proposed development. In fact, we would say that the effects of the proposed development will be to improve amenity levels found at and related profiles currently applying to the site, including a much improved relationship between Pentangle Barn and its garden area and Higher Newfield Edge.
- 7.47 And the overall development will improve amenity levels by removing general unattractive and poor quality outbuildings and replacing them with a new high quality dwelling.

Other Considerations:

- 7.48 The policy requires new development, including in cases like this when a new dwelling is to become detached from an existing property, to provide adequate day lighting and privacy distances to other existing dwellings. This is the case in this instance, and the proposed new layout will enhance the amount of natural daylight that will be enjoyed by the new Higher Newfield Edge and reconfigured Pentangle Barn. This is illustrated through drawings making up the application drawings pack and the ZMADAS.
- 7.49 Development must also have regard to public safety and secured by design principles. These points are also satisfied.
- 7.50 Development must also consider and satisfy air quality considerations and not give rise to related issues. Clearly, the development proposals given their nature will not cause or give rise to air quality related issues.

- 7.51 The policy requires the environmental implications of proposed developments on the likes of SSSIs, county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation to be considered. Development should not adversely impact on such designations. There are no designations of this nature either adjoining or close to the application site. As such these are not matters that should be of concern regarding the development proposals.
- 7.52 Development should not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. This consideration does not need to be assessed in this instance given the nature of the proposed development.
- 7.53 Regarding the policy's points about development needing to have regard to the availability of key infrastructure with capacity, this is also not relevant, but in any case can be satisfied.
- 7.54 Based on the assessment set out above, it is our view that Policy DMG1 can be satisfied in the sense that the proposed development accords with it.

Strategic Considerations

- 7.55 Policy DMG2: Strategic Considerations, confirms that development should be in accordance with the core strategy's development strategy and should support the spatial vision. Specifically, the policy encourages most development to take place in the principal settlements of Clitheroe, Longbridge and Whalley. This is not the case here so this expectation cannot be satisfied, but clearly the fact the two properties at the heart of the development proposal are existing properties which have been in situ for many years is a mitigating factor.
- 7.56 Within tier 2 villages and outside defined settlements, which is the case here, development is expected to meet at least one of the following criteria:
1. the development should be essential to the local economy or social well-being of the area.
 2. the development is needed for the purposes of forestry or agriculture.
 3. the development is for local needs housing which meets an identified need and is secured as such.
 4. the development is for small scale tourism or recreational developments appropriate to a rural area.
 5. the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
 6. the development is compatible with the enterprise zone designation.
- 7.57 None of the criteria set out above directly apply, but again this is can surely be mitigated by the fact the two properties the heart of the development proposal are existing properties and the development proposals is designed to deliver two higher quality replacement dwellings.

- 7.58 Of greater relevance is the fact the policy goes on to confirm that, within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. This is very much the case in this instance as the development proposal focuses on the redevelopment of Higher Newfield Edge and the reconfiguration of Pentangle Barn. The proposed development involves the reuse/redevelopment/reconfiguration of two existing buildings, currently in the form of a short terrace. The new replacement building will sit close to the site of the building it will replace and the building to be reconfigured will of course remain in situ regarding where it will be sited.
- 7.59 We would also point out that the site is not in AONB so policy guidance relating to such areas is not relevant in this instance.
- 7.60 Overall, it is our view that Policy DMG2 can generally be accorded with.

Development in Open Countryside

- 7.61 Policy DMH3: Dwellings in the Open Countryside and AONB is relevant by reference to the fact the application site is within a wider zone of designated open countryside. It is not within AONB so that part of the policy relating to areas thus zones is not relevant.
- 7.62 The policy specifically confirms that, within areas defined as open countryside (or AONB), residential development will be limited to:
1. development essential for the purposes of agriculture or residential development which meets an identified local need. in assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
 2. the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
 3. the rebuilding or replacement of existing dwellings subject to the following criteria:
 - the residential use of the property should not have been abandoned.
 - there being no adverse impact on the landscape in relation to the new dwelling.
 - the need to extend an existing curtilage. core strategy adoption version 105 the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.
- 7.63 As already set out above, the development proposals covered through the planning application involves the rebuilding and replacement of two existing dwellings (redevelopment and replacement of one and the reconfiguration of the other). In this respect the policy supports this aspect of the proposed development.

7.64 Regarding the specific criteria that also need to be satisfied, we can confirm the following:

- The residential use of both properties has not been abandoned.
- There will be no adverse impact on the landscape of the area.
- Existing residential curtilage is not proposed to be extended although it is acknowledged that new private access drives will be created.

7.65 It is our case that the general aims and objectives of Policy DMH3 are generally satisfied meaning the policy can be accorded with.

Status of the Site / Existing Development

7.66 A key consideration, picked up to certain degree by relevant development plan policy as set out above, and also NPPF, is the fact the site has to be treated as brownfield land, i.e., it is currently developed and in use for residential and as such can be treated as previously developed land. It can therefore be regarded as suitable for the developments the site is proposed to be used for which is a new detached eco-dwelling set in a landscaped garden and a reconfigured to become semi-detached property with a new side elevation and garden area.

Principle of Development

7.67 Building on the point made in the above paragraph, a key factor to be considered in support of the proposed development is the fact the application site is already developed and in use for residential purposes, two properties, and the wider site for an additional property. In its as proposed to be finished form the application site will still contain two residential properties and the wider enclave of development, three dwellings.

7.68 Therefore, there is a planning precedent to support the basis of the planning application proposals, particularly since they seek to replace and improve existing buildings already in use for residential with new, differently profiled, but more attractive, dwellings.

Need for the Proposed Development

7.69 In a previous section and as re-explained above, there is a defined need for the proposed development, including the fact it delivers a self-build development opportunity as required by planning policy. This is a material consideration to be taken into account in support of the application.

Heritage Considerations

7.70 Although the existing buildings within the application site and which are the focus of the proposed development are not listed, statutory and local lists, and are not within a conservation area, nor otherwise regarded as a heritage asset, the council, through the pre-application process, requested a heritage assessment be submitted in support of the planning application.

7.71 Setting aside our view that such an assessment isn't warranted given the official non-heritage status of the buildings, nonetheless a heritage assessment has been carried out and a heritage statement has been submitted in support of the planning application.

7.72 The assessment demonstrates that since it was first constructed, the existing main and secondary property have undergone many alterations, as can be expected given changing living requirements over the ages, to the extent neither has any heritage value as a barn

conversion worthy of retention. This supports the case for redevelopment and replacement and reconfiguration.

Impact on Open Countryside

- 7.73 From the assessments set out above, including under the key development plan policies applying, it can be demonstrated that the proposed development will not materially increase the impact of development on open countryside in this locale. In our view this is evidenced by the fact only a small increase in visually apparent volume and footprint compared to that current found on site will be proposed. In addition, the development will take place within the two properties' existing developed curtilages, and although there is an increase in building footprint and volume, this will assist in delivering two significantly more attractive dwellings than are currently found on site. The application site is also not visually prominent.
- 7.74 Overall, the proposed development cannot be regarded as having an adverse impact on open countryside in this part of Ribble Valley.

Quality of the Proposed Development

- 7.75 NPPF 2021 now places considerable emphasis on new development being of a very high quality. In fact it encourages new development to be exceptional and beautiful. Although relevant development plan policies dealing with the need for high quality design in new development pre-date NPPF, nevertheless they still encourage development to be of a high quality.
- 7.76 As we have already confirmed, the proposed development will be of a high quality in terms of design and also materiality. The effect of the development will be to increase the visual and design profile of the two existing dwellings that will effectively be replaced.
- 7.77 Overall, the proposed dwelling will be of a higher quality than the development currently on site. It will not have a detrimental impact on the surrounding area, including by reference to plot profile, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials. In fact, its impact will be beneficial and positive.

Impact on Views and Visual Considerations

- 7.78 This point has already been considered above in connection with relevant development plan policy and from a number of different perspectives. What is clear from this is that the proposed development will have a positive effect in terms of visual considerations and this is evidenced also by the contents of the drawings pack and ZMADAS.

Trees and Landscaping

- 7.79 No existing trees will be lost through the new development. New landscaping will be proposed through the new development. These are positive aspects of the proposed development.

Access Considerations

- 7.80 Access and traffic generation aspects of the proposed development can be regarded as acceptable. The current number of dwellings served by the private access road off Stocks Lane will not change through the proposed development. The existing private road that currently provides access to Higher Newfield Edge, Pentangle Barn and Newfield Edge will continue to be used albeit current arrangements will be enhanced by providing a branch off the North-

Eastern side of this road which further branches into two to provide dedicated drives to serve Pentangle Barn and Newfield Edge. Current levels of traffic, which are very minor, will not change. Therefore the development can be regarded as according with development plan policy and also NPPF policy on transportation.

Impact on Public Rights of Way

- 7.81 The existing PROW that serves and crosses the site will be maintained including its route and access to it. As such the proposed development can be regarded as acceptable in this regard.

Impact on Flood Risk

- 7.82 The planning application site is identified as forming part of Flood Zone 1 on the EA's Flood Risk Map of England and as such is an area at low risk of flooding. As such flood risk is not an issue and means that relevant policy in the development plan and NPPF can be accorded with.

Sustainability Benefits

- 7.83 This topic has already been addressed earlier in connection with development plan policy. From this it is clear that the proposed development will deliver a considerable range of sustainability benefits and can be regarded as a truly sustainable development.

Drainage and Services

- 7.84 Foul and surface water drainage and services either exist and can be used as they are or can be adapted or upgraded to meet the needs of the proposed development.

Local Development Precedents

- 7.85 While the developments proposed through this planning application should be assessed on its merits and against planning policy, particularly development plan policy, material considerations are also relevant. We would say that local development precedents granted by the council can and should be treated as a bona fide material considerations.
- 7.86 Working alongside ZMA we have identified a number of local development precedents that are comparable in one or more ways to the proposed development.
- 7.87 These local precedents are useful to consider, particularly their scale, locations, designs and also how the council determined the planning applications for them. These are as set out below:

Planning application ref no. 3/2020/0087

- Address: Stocks House, Stocks Lane, Rimington, Clitheroe, BB7 4JN.
- Date: 13/02/2020.
- Proposal: Proposed replacement dwelling and replacement garage and associated works.
- Involved 171% increase in volume above existing dwelling.
- Decision: Approved (18/03/2020).
- Planning designation: In Open Countryside.

Layout and elevations are as below:

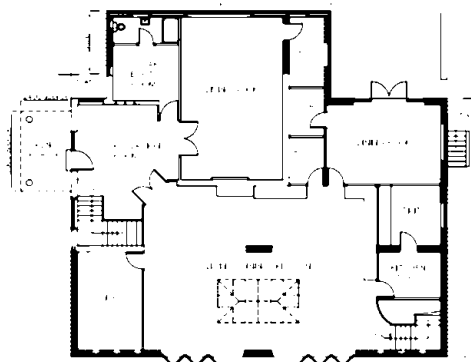


Planning application ref no. 3/2019/0452

- Address: Stocks House, Stocks Lane, Rimington, Clitheroe, BB7 4JN.
- Date: 07/06/2019.
- Proposal: Proposed two storey extension to side and additional basement area; two storey and single storey extensions to rear; extension and alterations to front elevation; porch to side elevation; replacement garage with annex accommodation above.
- Decision: Approved (18/07/2019).

- Involved 95% increase in volume.
- Policy designation: In open countryside.

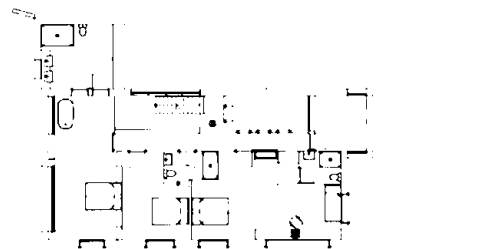
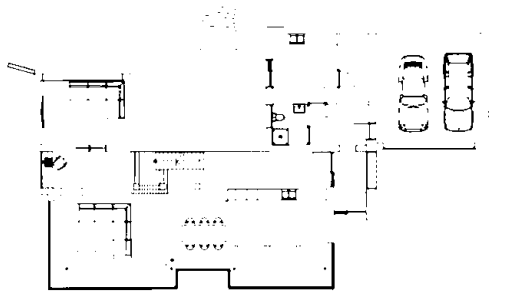
Layout is as below:



Planning application ref no. 3/2016/0973

- Address: Bambers Bungalow, Smalden Lane, Lane Ends, Bolton-by-Bowland, Clitheroe, BB7 4PH.
- Date: 25/10/2016.
- Proposal: Demolition of existing dwelling and erection of replacement dwelling (re-submission of application no. 3/2009/0172).
- Decision: Approved (01/05/2009).
- Ridge height 3m higher than existing bungalow.
- Policy designation: Open countryside and AONB

Layout and elevations and CGIs are as below:

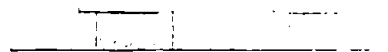
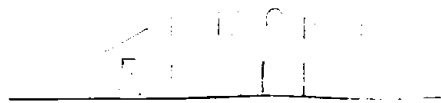
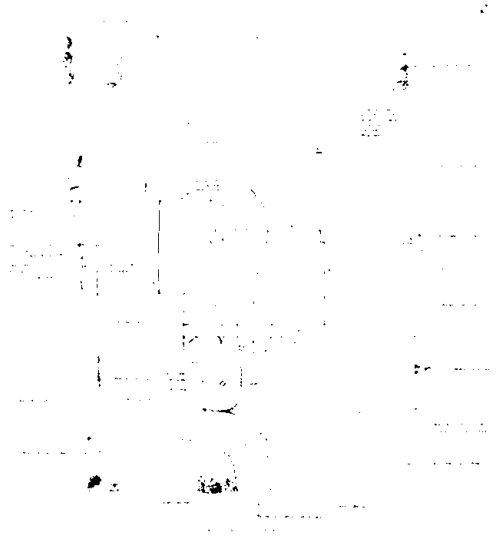


Planning application ref no. 3/2013/0795

- The Hawthorns Rimington Lane, Rimington, BB7 4DP.
- Date: 31/10/2013.
- Proposal: Renewal of planning permission (application no. 3/2010/0521) for the erection of a replacement dwelling.
- Decision: Approved (20/12/2013).

- Ridge height 3.6m higher than existing bungalow.
- Policy designation: In open countryside

Site plan and elevations are as below:



Whether the Application Accords with Development Plan Policy

- 7.88 The above assessment, particularly those elements that cover the need to satisfy planning policy on reuse of existing buildings/development in and new development in open countryside, confirms that the planning application and the proposed development it seeks permission for can be regarded as generally according with relevant policy. This is also the case with regard to other development plan and NPPF policy dealing with development of this type, the need for development to be of a high quality in terms of design and materiality, need for development to be accessible, need for development to have no adverse impacts on amenity, landscape, flood risk and ecology / natural resources.

- 8.1 The existing application site is developed through two dwellings.
- 8.2 The proposed development involves replacing one of the existing dwellings through its redevelopment and the placement of the new property within the existing garden area and residential curtilage of the old property; the other property will be reconfigured and improved through it being separated and opened-up internally, and being able to enjoy new garden areas.
- 8.3 The proposed development will be of a high standard of design and materiality and its siting, scale and massing and height will broadly reflect the same details of the existing buildings found on site.
- 8.4 The proposed development can be regarded as generally according with relevant development plan policy, including policy dealing with the redevelopment/reconfiguration of existing residential properties in open countryside locations.
- 8.5 The proposed development can also be regarded as being acceptable in terms of its access, effect on trees, effect on the local landscape, impact on flood risk, impact on adjoining uses, impact on amenity and other land use matters of relevance.
- 8.6 Overall, the proposed development has much to merit it. Importantly, it can be regarded as according with development plan policy and there are other material considerations which can be considered in its support.
- 8.7 For the reasons set out above the planning application can and should be supported.