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STATEMENT TO SUPPORT THE PLANNING APPLICATION

PROPOSAL TO CONSTRUCT TWO NEW DWELLINGS AT LAND ADJACENT TO 115
KEMPLE VIEW, CLITHEROE, BB7 2QJ.



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1) BACKGROUND INFORMATION

1.1)- INTRODUCTION

This Design & Access statement is in support of the planning application submitted by Mr Imran Khan for the erection of two new dwellings on land adjacent to 115 Kemple View, Clitheroe BB7 2QJ. Following the withdrawal of the original application in 2020. The proposal includes the demolition of the existing stables on the site to construct two 5-bedroom dwellings with garden areas and shared access from Kemple view.

The principle of a residential development has been previously established on the site with consent granted for 3 dwellings (application number 3/2018/07400) During the design process we have followed the relevant planning conditions which apply to the site. This proposal has been developed respecting the residential amenity of the new housing and existing dwellings following previous planning consultations.

1.2)- LOCATION

The site is currently occupied by an existing disused stable and dilapidated sand paddock which was used in connection with 115 Kemple View. The total site area is approximately 0.183 hectares. Vehicular access to the proposed development will be via the end of the public road at 115 Kemple view which will follow the same profile as the scheme approved under outline planning (ref 3/2018/0740).

The current site sits within an area of new developments which have been constructed or are under construction. (Ref 3/2015/0446 & (3/2020/0010)). To the south east of the proposed site, there is a high conifer hedge at the foot of the railway embankment. A public footpath runs east west across the field near to a brook.

Refer to drawings PHA/A100, PHA/A200, PHA/A300 for location plan, existing site plan and proposed site plan.

1.3)- PLANNING HISTORY

3/1989/0009 land adjacent to 115 Kemple View Clitheroe change of use of land to form residential curtilage –withdrawn.

3/1989/0360 115 Kemple View erection of stables approved with conditions.

3/2014/0461 outline application for three dwellings, access and parking, approved with conditions

3/2018/ 0740 application for outline planning permission for three dwellings, access and parking

Approved with conditions

3/2020/0390 application for full consent - proposed two detached dwellings (withdrawn)

2) CONTEXT

We have followed the precedence set by the previously approved planning application which includes a comprehensive planning statement (ref- 3/2014/0461). Please refer to this document for further detail.

2.1) PRE-APPLICATION ADVICE

Pre-application advice was sought prior to the submission of the previous withdrawn application (Ref: RV/2020/ENQ/00022). With the aim to seek the councils view on the amended scheme and agree the principle of a revised proposal from 3 dwellings to 2, Feedback was given agreeing that the proposal is acceptable in principle. Additional advice was given which has been followed during the design phase. Which relates to privacy matters associated with adjacent housing.

In addition, previous pre-application advice regarding the planning development of this site was sought from the Council for planning application (ref 3/2014/0461) (RV/2013/ENQ/00155.) The advice stated in summary: The proposed development of the site is compatible with the sustainability principles of the NPPF being on the edge of the main settlement of Clitheroe.

-The proposal would contribute to the housing numbers which is generally supported by local policy H2 of the Local Plan and H2 DSW1 and DMG2 of the Core strategy.

-There is no requirement for affordable housing on the site.

-No specific house type is required.

Additional advice we also sought with regards to site access. consultations with Highway Engineer Trevor Lewis which confirmed that the width of the access road layout and parking requirement are now generally satisfactory.

2.2) POLICY

The site is located within the Ribble Valley Borough Council and follows the relevant core strategy policies: which have been mentioned within the pre application advice.

Key Statement DS1 – Development Strategy p38

Key Statement DS2 – Presumption in favour of sustainable development p43

Key Statement EN2 – Landscape 47

Key Statement EN3 – sustainable development and climate change 48

Key Statement EN4 – Biodiversity and Geodiversity 50

Policy DMG1 – General Considerations 86

Policy DMG2 – Strategic Considerations 88

Policy DMG3 – Transport and Mobility 90

Policy DME2– Landscape and Townscape Protection 94

National Planning Policy Framework (NPPF)

3) DESIGN

3.1) BRIEF

We were approached by Mr Imran Khan to create two separate family homes maximizing the internal spaces to create a bright spacious environment for families to enjoy. An important aspect of the design was to work within the parameters of such a restrained site due to the drainage alignments, adjacent properties and overall massing. Working with these restrictions we were tasked to create two houses which incorporate traditional building materials respecting the local vernacular.

This statement demonstrates how the design has undertaken a rigorous assessment process. Evaluating and assessing design against a stringent criterion. We were asked to consider the options for designing two, 5-bedroom sustainable contemporary houses which sit within the site without compromising the existing adjacent houses.

3.2) MASSING

The massing of the two houses are very similar and has been carefully considered in order to respect the concerns raised in the pre-app. It is accepted that the revision from a three dwelling layout to a two dwelling development is a significant alteration, however all aspects relating to access, layout, design and impact have been creatively addressed in line with the pre- app consultation. Each property has 5 bedrooms and the houses incorporate both two storey and single storey elements which has been informed by the juxtaposition with the adjacent houses. The window designs and positions respect the privacy distances and provide the necessary daylight provision. The houses are predominantly faced in natural coursed stone with a natural slate roof finish. Roof lights are arranged to correspond with the interior layout of the spaces. Both dwellings have large areas of feature glazing in key areas which enhance both the quality of the interior and the aesthetics of the properties.

3.3) ACCESS

The site access is at the termination of Kemple View and adjacent to no 115. The access splits into two separate entrances into the two plots where there is adequate car parking and turning within each individual site area. The houses will have soft and hard landscaped areas and green screening to the boundaries. This application shows a simple arrangement which will be developed in line with any potential planning conditions. The boundary fencing will be timber close boarded specifications in line with the other recently approved developments.

3.4) LAYOUT

This formal application has been developed respecting the layout produced for the pre-app enquiry. The two properties are positioned and fenestrated in a manner which complies with the requirements stipulated in the pre-app response. The priority has been to remain consistent in the approach to the layout. The drawings submitted along with this statement provide all relevant notations and measurements relating to privacy issues. The easements are clearly shown on the existing site plan and the access from Kemple view is clearly highlighted.

4) DRAINAGE CONSULTATION / EASEMENTS

United Utilities/LCC consultation since 2020

This re-submission has been instigated by the important implications of existing drains which trace across the site as demonstrated on the plans. The previous application 3/2020/0390 was withdrawn on 7 September 2020 following discussions with the case officer and United Utilities over the impact of the drains on the site layout. It was not possible to have the application fully assessed without the drainage details being fully clarified and relevant parties notified accordingly

The previously approved outline planning application 3/2018/0740 demonstrated two drain lines with easements but following site investigations it became apparent that a third drain existed running north to south through the site area.

This drain was ultimately confirmed by United Utilities that it was not in their ownership. Communications and site meetings with LCC representatives eventually confirmed that the third drain was a surface water highways drain serving Kemple View and terminating in the river to the south.

The applicant has gone to considerable expense to appoint drain surveys investigations in order to assist with clarifying the routes and conditions of the drains.

A final meeting with LCC on 1 November 2021 was held in order to reach an agreement with regard to the potential to divert the drain away from proposed plot 2 as shown on the accompanying plans. This was confirmed by LCC via email on 17 November 2021 and this is included in the application details.

LCC continue to be in discussions with the developers of the adjacent land to the south to ensure their works are compatible to our proposal with regard to the alignment and connection interface on the southern boundary.

5) MATERIALITY & APPEARANCE



RANDOM SANDSTONE
EFFECT WALL



STONE WINDOW
SURROUNDS



NATURAL SLATE



ANTHRACITE
WINDOW
FINISH

The proposed design will include a variety of materials which will take into consideration the traditional local vernacular in the area. Incorporating traditional stone features. Whilst still being representative of a modern dwelling. External floor finishes will be permeable to allow surface water to dissipate.

6) RESIDENTIAL AMENITY

‘Guidance from the pre-application advice states that they would expect 21 meters facing distance to be achieved between a habitable room window and 13m between a window and a blank elevation with a private garden length of around 10.5m’ to the best of our ability we have compromised the design to respect the neighbouring buildings by removing windows on the first floor or obscuring the windows on the elevations which face onto neighbouring properties.

Plot 2 is roughly opposite the turning head adjacent to plot 42 of the development approved under application 3/2015/0445 therefore unlikely to result indirect overlooking of the dwellings on this site. Plot 1 is set further back behind 115 Kemple view so is also unlikely to have an adverse impact on these dwellings additionally There are no facing windows on the first floor of building 1 and 2 that can overlook onto the adjacent plots.

7) SUSTAINABILITY

The dwellings are to be constructed respecting building controls requirements; the dwellings have been designed with off-site techniques in mind which greatly reduce construction waste. We hope to utilise structurally insulated panelling which provide much greater U-value ratings and air tightness in comparison to traditional techniques. Both dwellings are to have car charging points and the external ground areas are to be finished with permeable materials.

8) CONCLUSION

This formal application has been developed respecting the layout produced for the pre-app enquiry and the information obtained during site investigation work regarding drainage matters. The principle of the land being used to construct domestic dwellings has already been clarified with the previous applications and our design respects the findings obtained during this development process. The two properties are positioned and fenestrated in a manner which complies with the requirements stipulated in the pre-app response. The priority has been to remain consistent in the approach to the layout. The drawings submitted along with this statement provide all relevant notations and measurements relating to privacy issues. The easements are clearly shown on the existing site plan and the access from Kemple view is clearly highlighted.

Refer to the following documents for further information:

LOCATION PLAN

EXISTING SITE DRAINAGE ALIGNMENTS

SITE DRAINAGE DIVERSION AND PROPOSED BUILDING OUTLINE

SHEET- A101 – PROPOSED FLOOR PLANS – BUILDING 1

SHEET - A102 – PROPOSED ELEVATIONS & PLANS – BUILDING1

SHEET -A201- PROPOSED FLOOR PLANS – BUILDING 2

SHEET -A202 – PROPOSED ELEVATIONS & PLANS- BUILDING2

SHEET -A301- PROPOSED SITE PLAN WITH DIMENSIONS

SHEET A302 – PROPOSED SITE PLAN AND LEVELS

Dominic Hall

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Date: 23rd November 2021

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THE NATIONAL PLANNING POLICY FRAMEWORK

The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 6). Paragraph 197 confirms that ‘in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development’. Paragraph 14 states that a presumption in favour of sustainable development is at the heart of the NPPF. It goes on to say that ‘for decision-taking this means: Approving development proposals that accord with the development plan without delay.

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or
- specific policies in this Framework indicate development should be restricted.

paragraphs 2, 11, 12 and 196) confirms that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise, i.e., the development plan is the starting point for decision making.

Paragraph 49 states ‘housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’. Paragraphs 2, 8, 13, 196 and 212 confirm that the NPPF is a material consideration in planning decisions.

The main body of the NPPF addresses the components of sustainable development. Those most relevant to the appeal are:

‘promoting sustainable transport’ – decisions should take account of whether safe and suitable access to the site can be achieved for all people and development should only be refused where the residual impacts of development are severe (paragraph 32);

‘delivering a wide choice of high quality homes’ – local planning authorities are expected to boost the supply of housing (paragraph 47). In this regard, local planning authorities should ‘identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements’. Paragraph 47 goes on to require an additional ‘buffer’ of 5% to ensure choice and competition in the market for land. Local planning authorities should increase the ‘buffer’ to 20% where there has been a record of persistent under delivery of housing;

- ‘requiring good design’ – developments should add to the quality of the area, and reinforce local distinctiveness;

- ‘conserving and enhancing the natural environment’ – in deciding planning applications local planning authorities should aim to conserve and enhance biodiversity by applying various principles including resisting development resulting in the loss or deterioration of irreplaceable habitats (paragraph 118).