

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	KH	Date:	25/4/2023	Manager:	LH	Date:	26/04/23
Site notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2022/0537	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/07/22	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		Approval

Development Description:	Proposed residential development of 8 detached dwellinghouses
Site Address/Location:	Land adjacent to Ferns Northcote Road Langho BB6 8BG

CONSULTATIONS:	Parish/Town Council
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Parish Council: Strongly objects on grounds of overdevelopment without compensatory infrastructure improvements. The community does not need an additional 8 large dwellings. Either affordable starter homes or retirement dwellings are needed. Two parking spaces for a four bed house is not sufficient. The development is outside the settlement boundary.

Additional Representations:

LCC Highways: No objection subject to conditions

UU: request standard drainage conditions attached to any consent.

Cadent: No objection, informative note required.

Public Responses:

Nine representations from 7 addresses raising objections have been received on the following grounds:

- Plot 8 will block light into one of our rooms on the side of the houses and the path passes the bedroom window;
- The proposed entrance will be dangerous with cars parked on the side of the entrance road;
- Damage to landscape, character and visual impact;
- Impact on nature building on green space;
- Lack of privacy;
- Impact on nearby homes with noise, flood risk, pollution and sewage infrastructure;
- Highway safety, parking problems and pedestrian safety;
- The site is outside the settlement and is prominent in the approach to the village,
- Eight detached two-storey houses are excessive for the size of the site and is out of keeping with the area which is predominately bungalows;
- The development will bring no long terms economic or employment to the area;
- A gated community goes against the community spirit;
- Developments in Langho/Billington already exceed the number of houses allocated in the Core Strategy;
- The position will block sunlight to my solar panels stopping electrical generation;
- The amount of new housing is not in keeping with medical access as the nearest doctors is Whalley;

- Low cost housing should be provided;
- Access from Northcote Road onto the A666 is poor and the access from the site onto Northcote Road is awkward especially with parked cars;
- The layout looks very cramped with plots 6 and 7 having substantial overhang from trees. Plot 7 has two trees being removed – this is unacceptable;
- There looks to be problems with water drainage and the full report has not been published;
- Some residents did not receive their letters until a week after and a site notice has not been posted;
- Some details in the planning documents are not correct;
- The entrance to the site should be on the main road with a mini-roundabout;
- The large dwellings at Northcote Park have eliminated our views and the rear of the house is much less sunny; and
- This is the last piece of green space on the village.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

RVBC Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement H1 – Housing

Key Statement H2 – Housing Balance

Key Statement H3 – Affordable Housing

Key Statement DMI2 – Transport Considerations

Policy DMG1 - General considerations.

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME3 – Site and Species Protection and Conservation

Policy DME6 – Water Management

Policy DMH3 – Dwellings in the Open Countryside & The AONB

Policy DMB4 – Open Space Provision

RVBC Housing and Economic Development DPD

Policy HAL – Housing Allocation Policy

Policy Hal6 – Land South of Laycocks Farm

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Relevant Planning History:

17/0134 – Extension of time for planning permission 3/2015/0610 for the temporary change of use of land forming yard compound area for builders ancillary use at Laycocks Farm (Ferns) – **Approved.**

16/0049 – Discharge of Condition 4 (Construction Method Statement) of planning permission 3/2015/0610 – **Approved.**

15/0610 – Temporary change of use of land forming yard compound area for builders ancillary use and 2No supporting access points at Laycocks Farm (Ferns) and St Michaels Lodge (works relating to planning permission 3/2013/0874 – **Approved.**

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to vacant grassland in Langho at the junction of Northcote Road and the A666 Whalley Road. The surrounding area is residential with areas of open countryside to the periphery. Whilst the proposed site does not lie within any designated area it is an allocated housing site in the adopted Core Strategy therefore the principle of housing on this site has been established.

There are trees upon the site some of which are protected by a tree preservation order.

Proposed Development for which consent is sought:

Permission is sought for the erection of eight detached dwellinghouses with driveways and detached or integral garages comprising of lounge/kitchen/diner, study, four bedrooms and bathrooms. Materials proposed are artificial stone with artificial stone surrounds, charcoal grey roof tiles, Anthracite grey upvc windows and doors, Ash Black fascias and black gutters and rainwater goods.

Observations/Consideration of Matters Raised/Conclusion:

Principle of Development

The site is allocated for housing in the RVBC Housing and Economic Development DPD which identifies the site capacity as 10 dwellings. The principle of eight residential units is therefore considered acceptable on this site.

Impact on Visual Amenity

The site is located in a residential area with Northcote Road consisting of bungalows and dormer bungalows with the exception of St Michael's Lodge which is two storey stone built convalescent home located at the junction of Northcote Road and Whalley Road.

There was concern over the size and height of the proposed units particularly Plot 8 adjacent to the existing bungalow, The Ferns. This has resulted in plot 8 being redesigned and reduced in height to ensure it reflects the existing streetscape.

Three trees along the Northcote frontage are to be removed to facilitate the site access including visibility splays. A further three trees along the eastern boundary and within the east of the site are also proposed to be removed (T5, T11 and T12). Whilst their removal weighs against the development, it is considered their removal can be compensated for with appropriate replacements to be planted as part of the landscaping scheme. Additional hedgerow is proposed to be planted along the south/rear boundaries of plot 1 and 2 adjacent to Whalley Road which will provide some additional soft landscaping and screen the boundary treatments to these plots. The remainder of this boundary already has dense tree and shrubs to provide screening and this will remain.

Whilst the development will have an urbanising impact on this southern end of Northcote Road the revised scheme does ensure better scale and spacing between the units and so on balance the impact on visual amenity therefore is acceptable.

Impact on Residential Amenity

The nearest residential property to the site is The Ferns located immediately adjacent to the site to the north which shares its side and rear boundary with the site. Beyond that are Broad Oaks (two storey detached stone house) and Laycock's Farm (two storey detached farmhouse). Neither Broad Oaks nor Laycock's Farm would be unduly affected by this proposal due to their locations further north along Northcote Road.

Whilst The Ferns is also within the ownership of the applicant, however, regard still has to be given to any potential impacts from the proposed development. Changes have been made to the layout, position and height of plot 8 in this respect. A 1.8m high fence is proposed to be erected along the northern side boundary of Plot 8 and The Ferns and no footpaths are provided to plot 8 on that side in order to protect the privacy of the

bedroom window positioned in this elevation. No habitable room windows are provided in plot 8 to its northern side and the garage has been attached to that side. This should ensure that the privacy and outlook of The Ferns is not unduly affected by this proposal and the restriction of permitted rights to that plot will maintain that in the future.

On the opposite site of Northcote Road are residential properties Lyndon (dormer bungalow), Hollocombe, Coniston (both bungalows), Southwin (dormer bungalow), Treetops (bungalow), Peregrines and Warrenside (both detached two storey houses). St Michaels Lodge is a two storey convalescent home located at the head of the entrance to Northcote Road at the junction with Whalley Road and has been used as respite care accommodation since 2009 and has been substantially extended and altered since then.

All the following dimensions are approximate. Lyndon is sited 26m from the corner of plot 1, Hollocombe faces the proposed entrance into the site, Coniston is 21m from the front elevation of plot 8, Southwin is 22.5m from the front elevation of plot 8 and Treetops is 30m at an oblique angle. Peregrines is sited 25m at an oblique angle from the corner of plot 8 and Warrenside is further away to the north.

On Whalley Road are 150 – 170 which face onto the eastern boundary of the site on the opposite side of Whalley Road. These are two storey semi-detached properties all located over 40m away and therefore are not directly affected by the development.

In terms of internal distances between properties these are acceptable with interfaces between habitable room windows acceptable.

Design and Materials

All the units are large 4 bed detached two storey houses with vertical emphasis in the form of two storey front porches with elongated feature windows to the internal first floor gallery space.

Apart from plots 1 and 8, the proposal is largely inwards facing with rear elevations facing the A666. Whilst not desirable it is recognised that the natural vegetation particularly to the rear of plots 4-7 will help to soften the development as viewed from this vantage point. The removal of permitted development rights will enable the LPA to control future development to ensure it is visually appropriate.

All the units would have three parking spaces and front and rear gardens whilst these are of varying sizes they provide adequate amenity space with private rear gardens

A 1.8m high overlapping feather edged board fence is shown to the eastern boundary. Whilst to some extent the natural vegetation will help to screen this, where the fence line is more prominent then a better design/material would be more appropriate. This can be secured by condition along with the opening details of the 1.75m metal pedestrian and vehicle access gates to the entrance attached to 2.1m columns.

Subject to appropriate conditions the design is acceptable.

Highways

Plans have been submitted showing an adequate visibility splay for the access to the site. Whilst this does cross the frontage of the adjacent property, The Ferns, as this is within the applicant's control it is acceptable for this plan to be approved and its retention thereafter can be secured by condition.

The estate road width at 5.5m is acceptable and provides sufficient space for large vehicles to enter, turn and exit onto Northcote Road in forward gear.

The gates to the estate road are set back just over 9.5m from the edge of the carriageway therefore allowing vehicles to clear the carriageway whilst the gates are in operation. Waste receptable may need to be moved to a collection point or the gates opened for refuse access.

A condition will be required for details of the private management company to be submitted as well as

construction management plan, construction and site access, off-site highway works, visibility splays, engineering, drainage, street lighting and construction details, driveways and parking areas, electric vehicle charging points and access gates.

The developer will be required to enter into a legal agreement with LCC relating to highway works prior to commencement.

Subject to appropriate conditions the proposed scheme would not unduly impact on highway safety and can accommodate adequate parking within the site.

Trees, Ecology and Landscaping

Trees T13 to T16 are covered by tree preservation order reference 7/19/3/226.

Six trees are proposed to be removed in total, three along the western frontage to Northcote Road, two within the rear garden of Plot 6 and one close the rear boundary of plot 3. None of these are protected by the TPO. The trees to be removed comprise two ash, 1 field maple, 1 rowan and two willow.

Replacement trees will need to be provided as part of the landscaping scheme and tree protection measures will required to be in place during construction period for the remainder of the trees, shrubs and hedgerow on the site.

Bat/bird boxes will be required on the house elevations and/or trees within the site.

A full landscaping plan for the site will also be required.

All the above can be controlled by appropriate conditions.

Drainage

An appropriate drainage scheme will be required to be submitted with foul and surface water drained separately. This can be controlled by condition.

Contamination

A Phase I Deck Top Investigation has been submitted which concludes that intrusive ground investigation is required. This can be controlled by an appropriate condition as per the report.

Other Matters

The scale of the development (8 units) is below the threshold at which requests for public open space provision and education contributions are required. Whilst Key Statement H3: Affordable Housing suggests an affordable housing requirement on schemes of 5 dwellings or more outside the settlements of Clitheroe and Longridge, para 64 of the NPPF has the effect of superseding this requirement unless the site is located within a designated rural area. The Housing Order 2002 confirms the parish of Langho is not such a designation, therefore there is no requirement for any affordable housing in this case.

Summary

The proposed scheme for housing on an allocated site is acceptable in principle and subject to appropriate conditions will not unduly impact on visual and residential amenity and highway safety. Appropriate landscaping with replacement tree planting and drainage schemes are required to be submitted as well as mitigation for bats/birds and off-site highway works in order to achieve an acceptable scheme.

RECOMMENDATION:

That planning permission is approved subject to appropriate conditions.

