

DESIGN AND ACCESS STATEMENT

Proposed New Build Dwelling
on Land Adjacent to Whinney Lane/York Lane
Bankfield, Nr 43



Zub
ARCHITECTURE

CIVITAS
Planning Limited





SUMMARY OF PROPOSALS

The proposals is for construction of a modern 2.5 storey new build 5 bedroom dwelling with basement garage together with associated gardens. The new dwelling has been inspired by the traditional architectural form, with use of contemporary materials, such as standing seam zinc cladding and Lakeland Natural Stone.

LOCATION

The site is located within the grounds of an existing dwelling Bankfield 43 in Langho, 5 miles from Blackburn. The village is linked with Blackburn and Clitheroe by the A666 road and is served by Langho railway station on the Ribble Valley Line. The total area of the entire site is 0.95ha, with just under half of the area - 0.5ha allocated to the new proposal.

SITE

The existing site comprises of two equal parts, divided in the centre by farm access road with rights of access granted to the farm.

The site slopes up from North to South, with the existing dwelling set in the lower northern part.

To the North and East of the site there are wooded areas with a large number of large mature trees, separating the site from the neighbouring farm.

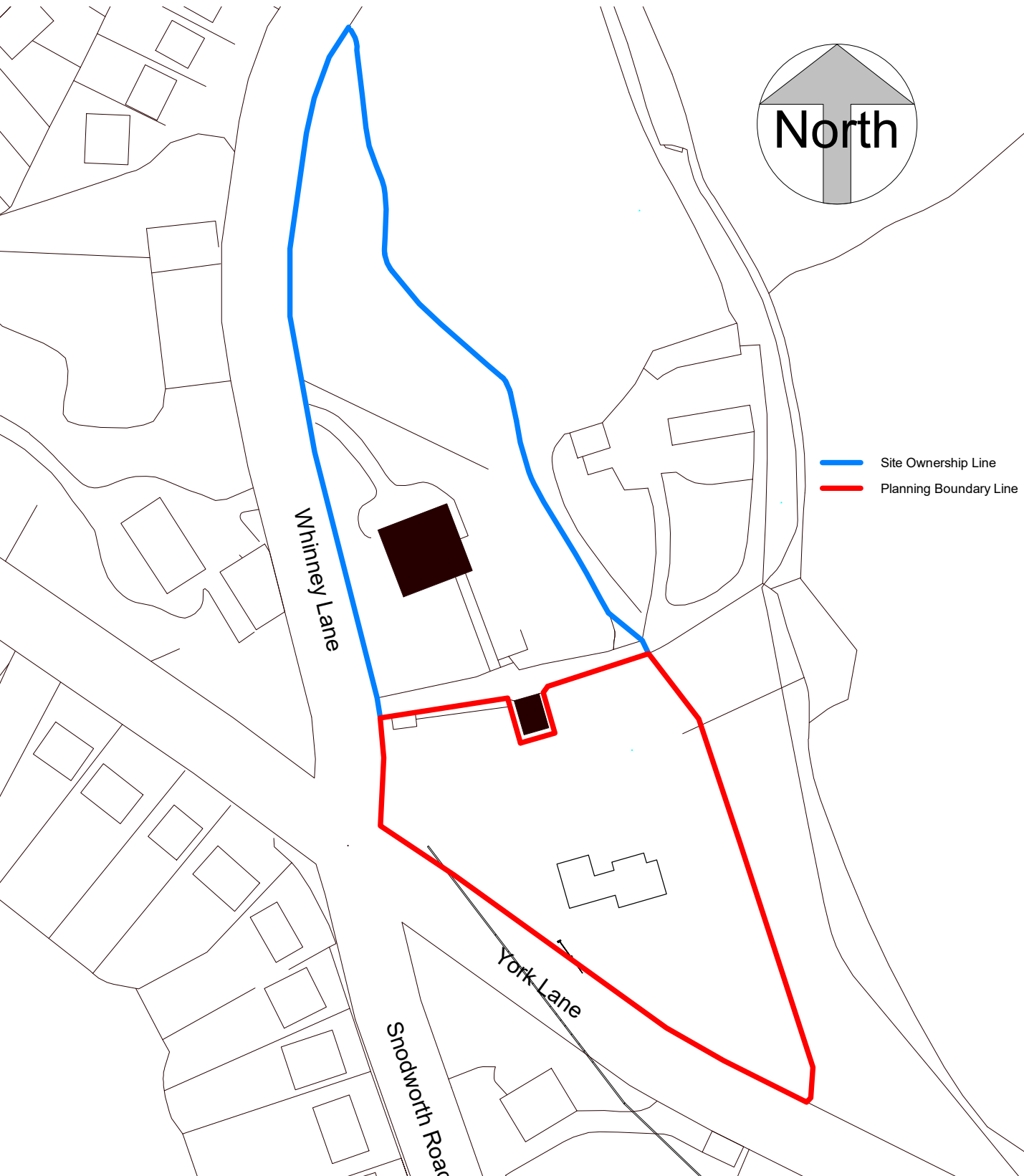
Although the site might feel rural in character, the site is surrounded on three sides with residential properties - the new dwelling will neighbour large houses to North, South, as well as row of detached dwellings to the West of the site.



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PLANNING POLICY COMPLIANCE

This section of the statement addresses the relevant planning policies in relation to the Principle of development, with specific reference to Green Belt policy related to ‘infill’ development.

The site location is within the Green Belt, therefor the Green Belt policies within Chapter 13 of the National Planning Policy Framework (NPPF) and Policy EN1 of the Adopted Core Strategy (CS). Policy EN1 of the CS reads as follows:

KEY STATEMENT EN1: GREEN BELT - The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

As is seen above, the policy within the CS is short and concise. Therefore, in order to provide detailed policy context for the proposed development, we must rely on the policies within the NPPF, as is customary.

Paragraph 137 of the NPPF states that the essential characteristics of Green Belts are their permanence and openness. The NPPF states that the construction of new buildings in the Green Belt shall be regarded as inappropriate development. However, there are exceptions to this presumption against development in the Green Belt, including **limited infilling in villages**, and limited affordable housing for local community needs under policies set out in the Local Plan.

The site is an example of an infill site, in that it is in a location within the Green Belt, but neighboured by residential development in all directions. The site is on the corner of Whinney Lane and York Lane, and there is an existing pattern of residential development all along York Lane from Langho to Whalley Old Road and the Lord Nelson Public House. This plot would infill the only remaining gap along Whinney/York Lane.

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Technically, for the purposes of the development plan, the site falls outside any defined settlement, albeit on the very edge of Langho. Although there is no definition of limited infilling or villages in the NPPF, the Council confirm that villages are defined in the (CS) as ‘the smaller settlements within the borough and for the purposes of this study, this relates to all settlements in the borough excluding Clitheroe, Longridge and Wilpshire’ (This would include Langho).

It is accepted that the site is not within any of these settlements. However, the Court of Appeal judgment *Julian Wood v The Secretary of State for Communities and Local*

Government and Gravesham Borough Council [2015] determined that the ‘village’ in as mentioned in the NPPF, need not be the same as the settlement boundary, depending on the situation ‘on the ground’. In that case the Inspector had described a site that was surrounded on all sides by housing, but was not within the settlement boundary. The Court found that he had misdirected himself in concluding that the site did not lie in a village but outside the boundary.

The development site comprises an area of land associated with a dwelling house to the North. The property forms part of a linear development that carries on all the way along Whinney and York Lane, which forms part of the village of Langho. If one were to drive or walk out of Langho along Whinney and York Lane respectively, one feels very much that they are still in the village until you reach Whalley Lane and the Lord Nelson pub with regards to York Lane, where development becomes sparse and more spread out. With regards to Whinney Lane, this again is built up all along its length.

Therefore, notwithstanding the sites allocation within the development plan it is clear that it forms part of a continuation of the settlement of Langho. It is therefore the case that the find that the site falls within the village for the purposes of paragraph 149 (e) of the NPPF. It is therefore clear that the proposal satisfies the exception set out para 149 e , of the NPPF and therefore is not considered to be inappropriate development in the Green Belt. As such, it complies with policy EN1 of the CS, which seeks to protect the Green Belt from inappropriate development.

In terms of character and openness, the NPPF states that the essential characteristics of Green Belt are their openness and their permanence. Openness has both a visual and spatial dimension and the absence of visual intrusion does not, in itself, mean that there is no impact on the openness of the Green Belt.

Notwithstanding the case made above in relation to the ‘infill’ exception of Green Belt policy, it is also strongly contested that this design in the context of the local area also represents a ‘design of exceptional quality’ as detailed in para 80 (e) of the NPPF. The design would indeed represent the two bullet points within para 80 (e) of the NPPF i.e.:

- The design is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- The design would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

There is no doubt that this design which nods to the traditional architecture in the area whilst also incorporating a modern and innovative design, would improve the immediate setting and raise standards in the area as a whole.

There will be no overlooking or overshadowing as a result of the development and there will be no negative impact upon the amenity of neighbouring properties.

LOCATION AND VISUAL IMPACT

The proposals has been designed to ensure minimal impact on the openness of the countryside views.

The location orientation and setting, as well as the mature vegetation all around will help to blend the dwelling into the surroundings. This is being helped further by the staggered form and rural inspired architectural style of the modern proposal.

The below visualisations are aimed to show views from various locations around the site - what can be seen is that the foliage on the site boundaries mostly disguises the proposed development, when viewed from the surrounding roads and properties.

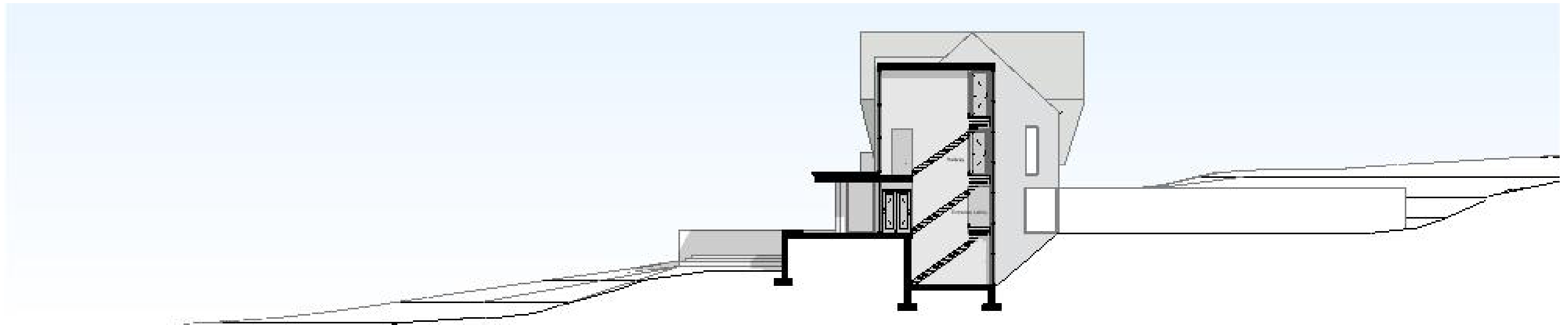
Some low quality hedges will be taken out to allow for the new vehicular access at York Road and additional plating will be introduced to help to screen the building further.



The proposal uses the challenging topography to its advantage. The dwelling is proposed to be located just below the top of the hill, at the opposite end of the site and is a significant distance to the existing house, ensuring maximum privacy and utilising the sloping terrain as a rear garden that falls away from the dwelling.

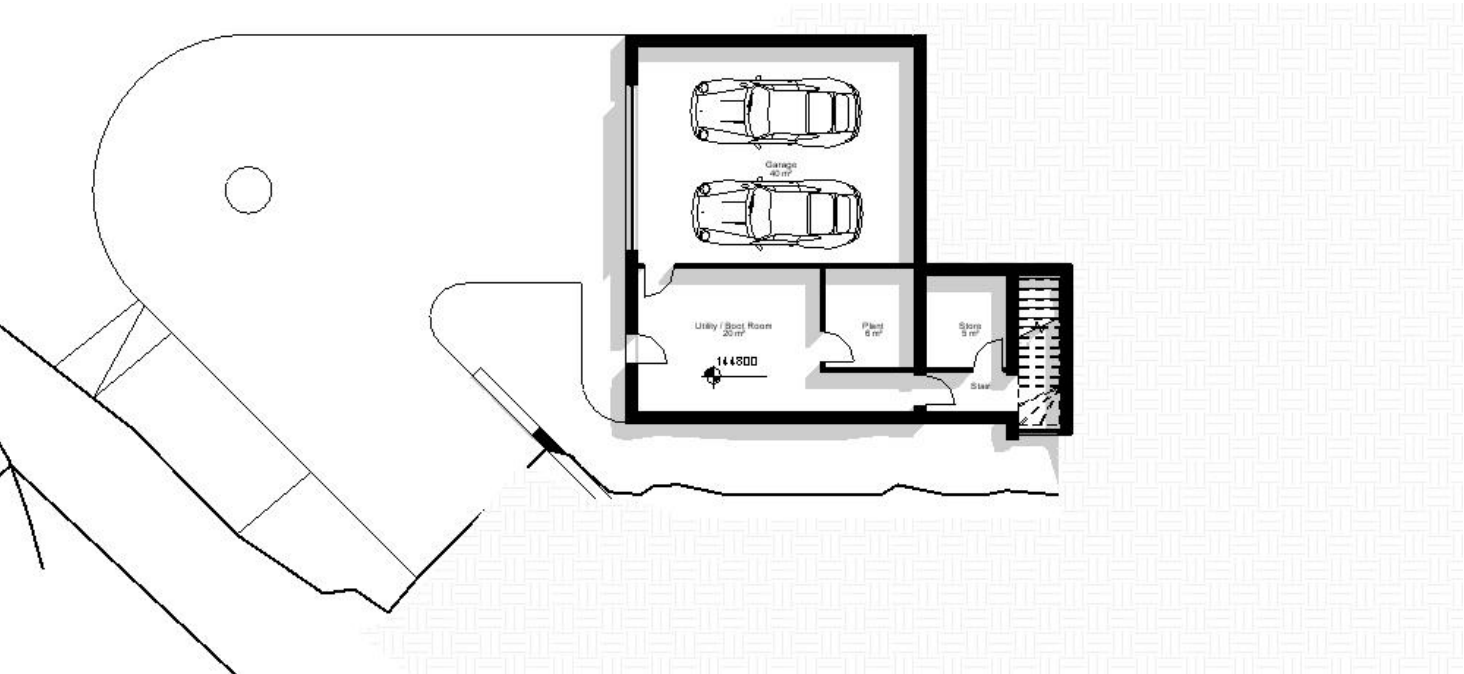
In order to ensure the minimal impact on the surrounding area, the 4x level proposals has been designed to make the most of the site topography - stepping up and cutting in the existing side of the hill. When looking from the position on the York Lane (4), we can see two stepped single storey structures, with the existing mound covering the majority of ground level of the eastern wing, and garage level being completely submerged underground.

The two wing design is aimed to add more form texture to the proposal, while making it appear as separate buildings, further downplaying the scale and massing. Although there are in total four levels in this house, those can never be read together on any of the elevations - the below sectional visualisations are aimed to explain the staggered design strategy.

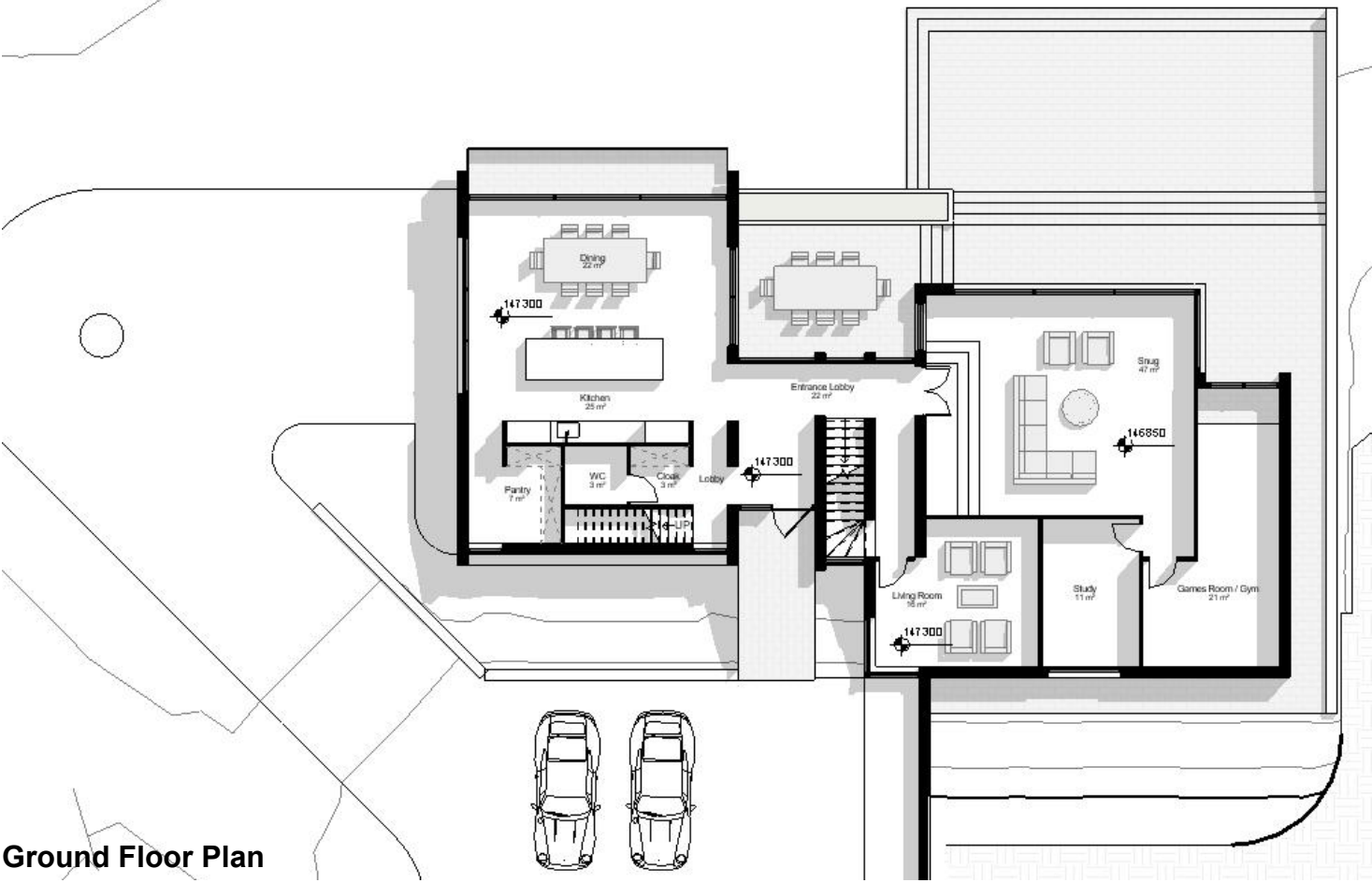


LAYOUT

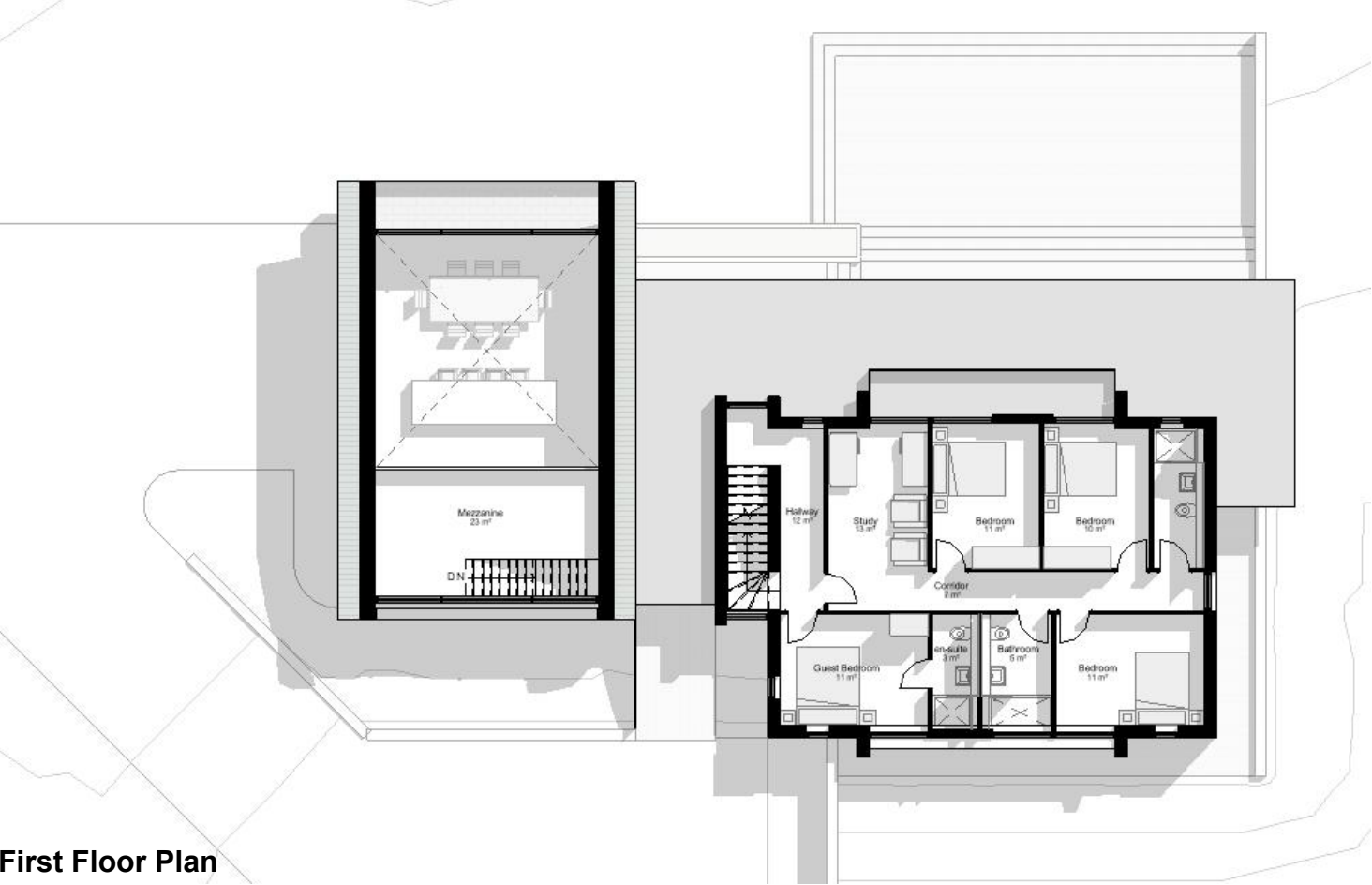
The proposed dwelling has been designed to make the most of the sloping topography. The extensive accommodation areas are spread over four floors to minimise the buildings footprint and ensure most efficient and practical flow.



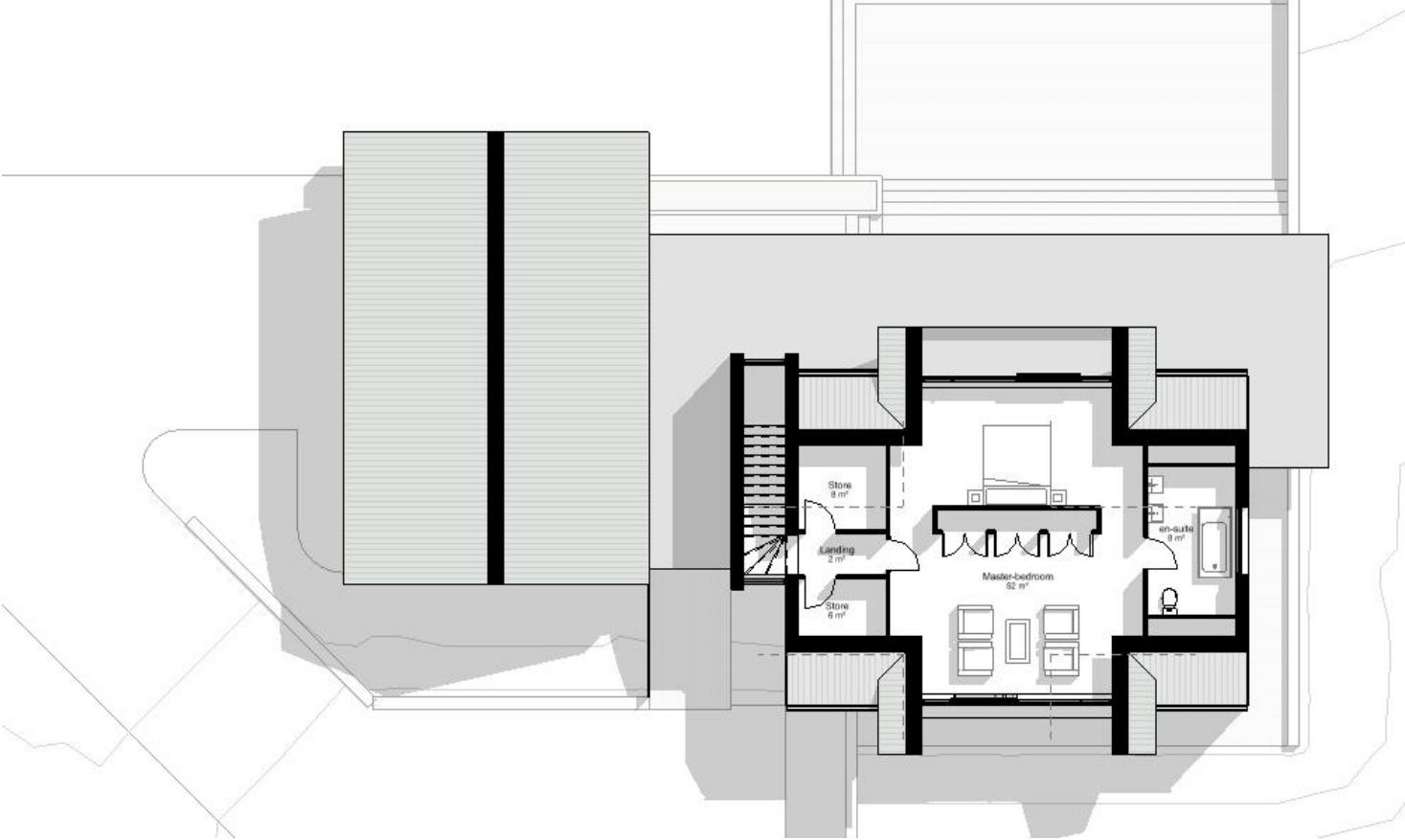
Basement Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

PRECEDENCE

The proposed development aims to achieve a modern look with use of traditional materials and form.



ARCHITECTURAL STYLE

The house has been designed in a rural inspired contemporary style. The overall form feel fairly traditional, with some modern twist too it, such as the stone central wall and exaggerated dormer features, with angled cheek walls.

The dwelling is entered through the modest, single storey central part, from which it separates into two main parts. The West wing comprises of a basement garage and kitchen to the ground floor, with beautiful and airy dining room to the back, glazed with an apex window, making the most of the great Ribble Valley views.

The East Wing houses the living areas and gym, opening on the rear terrace to the ground floor and sleeping accommodation to the one and a half storey above.

The first floor is designated for the children bedrooms, with a separate dedicated lounge, and the top attic floor is to be occupied by the master suite, designed to make the most of the sloping roofs.

The form of the proposed dwelling is asymmetrical and staggered across the side of the hill, with parts of the accommodation separated by the central, glazed entrance and feature staircase - all working together to help visually minimise the scale of the house and helping it blend with the massing of the rural architecture.

SUMMARY

The erection of a dwelling would inevitably have some effect on the openness of the Green Belt. However, it is clear that the proposed development would represent limited infilling in a village which is an accepted exception in the Planning Policy Framework. Accordingly the effect on openness would not be so significant that it would cause any material harm to this part of the Green Belt.

In terms of the effect on the character and appearance of the area, the dwelling would follow the established building lines of properties along Whinney/York Lane which is characterised by large detached houses and traditional stone terraces. Whilst the proposed dwelling will have an effect on the street scene, it will be a positive one. It is clear that appropriate size and design would not have any significantly harmful effect on the character or appearance of the area. As such, it would comply with Policies EN2 and DMG2 of the CS, which, amongst other matters, seeks to ensure that new development is in keeping with the character of the landscape and is of a high standard of building design.

The high quality design is also in line with the principles of the NPPF in terms 'requiring good design. In terms of design, it of note that the dwelling has been designed to cut into the mound on the application site, thus further reducing the impact on openness. This design is a direct response to the topography of the site and the surrounding area. It also makes use of the natural screening and landscaping already present within the site. This is fully demonstrated in the cross sections/visuals provided with this application.

In fact, it is believed that the design as a whole is of a very high quality and should be considered as exemplary.



