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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE DEMOLITION OF THE
EXISTING BUNGALOW AND THE ERECTION OF A
REPLACEMENT DORMER BUNGALOW AND
DETACHED GARAGE**

AT

**126 RIBCHESTER ROAD, CLAYTON-LE-DALE,
BLACKBURN, BB1 9EE**

**Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Client: Mr & Mrs C Hindle
Our Ref: Hin/1068/3224/GH
Date: October 2022**



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION

- 1.1 Gary Hoerty Associates has been instructed by Mr and Mrs C Hindle to submit a planning application on their behalf for the demolition of the existing bungalow at 126 Ribchester Road, Clayton-Le-Dale, Blackburn, BB1 9EE and the erection of a replacement dormer bungalow and detached double garage.
- 1.2 In this Planning Statement we will describe the proposed development and will review the relevant policies and guidance and set out why we believe that the application complies with national planning guidance and local planning policies and why the application should therefore be looked upon favourably by the Council. While we appreciate that all planning applications are determined on their own merits, we will also refer to a number of planning permissions granted relatively recently by the Council for the demolition and replacement of existing dwellings in open countryside and Area of Outstanding Natural Beauty (AONB) locations. We will explain why we consider that the approval of this application would represent a consistency of approach by the Council, and a consistent interpretation of the relevant planning policies and guidance, when compared to the previous approvals to which we will refer.
- 1.3 As the proposal involves the demolition of the existing bungalow, we are aware that the Council will require the submission of a Bat Survey of the property, and one was commissioned and accompanies the application.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site, which is outlined in red on the submitted plans, has an area of approximately 941m² comprising the curtilage of the existing bungalow and garden areas. The existing bungalow is a true bungalow which at its maximum measures 14m wide and 14m across to include an integral garage and beyond this there is a car port which is 2.5m wide to the western elevation. The dwelling has an eaves height of 2.4m and a ridge height of 4.3m and it provides 96.5m² of gross internal living accommodation.
- 2.2 The site is located on the north side of Ribchester Road (B6245) and is adjoined to the west by a single-storey bungalow and to the east by a small allotment and open farmland. The application site is situated in a row of dwellings with roadside frontage to Ribchester Road B6245, and open farmland extends to the north at the rear of the property. The general locality of Ribchester Road is principally linear residential property development, with farmland to the north and south with some gaps in the development such as the one to the east of the application site.
- 2.3 In planning policy terms, the site is within an area of open countryside as defined in the Council's adopted Core Strategy but is not within either the Green Belt or the Forest of Bowland AONB.

3. PLANNING HISTORY

- 3.1 A planning application search on the Council's website for the application site does not reveal any previous Planning Applications that have been submitted at this site.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development involves the demolition of the existing bungalow and the erection of a dormer bungalow and detached garage. The front elevation of the replacement house will be in line with the front most part of the bungalow which is to be demolished and of the two bungalows to the west.
- 4.2 The proposed replacement dwelling will measure 14m by 10.5m with a porch to the front elevation that measures 2.9m x 1.4m. The proposed dwelling will have an eaves height of 2.8m at the front and rear elevations and a ridge height of 5.83m. Attached to the north westerly elevation there will be a 2.8m high open construction car port extension with dimensions of 10.5m by 3.2m. The dwelling will provide accommodation over two floors which will provide a gross internal floor area of approximately 215m².
- 4.3 The proposed development also includes a detached garage to the front of the dwelling with dimensions of 6.8m by 6.8m with an eaves height of 2.7m and a ridge height of 5.05m. The proposed garage can be comfortably accommodated to the front of the dwelling due to the size of the plot and the distance that the house sits from the public highway. The proposed garage will be screened by an existing laurel hedge. Further east on Ribchester Road there are dwellings which front almost immediately onto Ribchester Road and therefore in the context of development along Ribchester Road and the fact that the garage will be set back from it, the proposed garage will not be out of place.
- 4.4 The proposed external materials for the main part of the dwelling comprise concrete block construction to the walls, rendered with a cream/white finish, with a base layer of black brickwork. The rear of the property incorporates a gabled dormer which provides a covered balcony, with a glass balustrade. The roof is constructed of tiles with a dark grey finish, incorporating Velux windows. The car port addition at the western elevation will have black timber posts with a dark grey sheet roof.
- 4.5 The proposed external materials for the garage building are concrete block, rendered with a cream/white finish, with a base layer of black brickwork. The roof is constructed of tiles with a dark grey finish. The "Up and Over" garage door is steel, with a dark grey finish.
- 4.6 The existing vehicular access from Ribchester Road will continue to serve the proposed dwelling. There is a tarmac surface to the front of the property which allows access to both the car port extension and the detached garage and is of a size to allow manoeuvring of vehicles to assist in safely exiting the property.

5. PLANNING POLICY CONSIDERATIONS

General

5.1 Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. In Ribble Valley, if it is to be approved, any development must therefore satisfy, as far as possible, guidance contained within the National Planning Policy Framework 2019 (NPPF) and the relevant Key Statements and Policies of the Council's Core Strategy 2008-2028 adopted December 2014.

5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework 2019 (NPPF)

5.3 The National Planning Policy Framework 2021 is now the main national planning policy guidance influencing planning decision making in England. It sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced.

5.4 Paragraphs 11 – 14 of the NPPF highlight the presumption in favour of sustainable development. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making and therefore proposed development that accords with an up-to-date development plan should be approved, unless other material considerations indicate that the plan should not be followed.

5.5 Importantly, paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.

5.6 Paragraph 11 also clearly spells out the Government's presumption in favour of allowing development that accords with an up-to-date development plan unless any adverse impacts of doing so would demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

5.7 The application, in simple terms, is for the demolition of an existing bungalow in a linear row of similar existing dwellings, of different scales, designs and external materials and the erection of a dormer bungalow replacement dwelling. The replacement dwelling will be to modern construction specifications and will be much more energy efficient than the existing bungalow. In our opinion, it is therefore a relatively straightforward proposal that we consider to constitute sustainable development as defined by the policies in NPPF taken as a whole.

Ribble Valley Adopted Core Strategy 2008-2028

- 5.8 In order for permission to be granted, the proposal must also comply with the Council's adopted Core Strategy. We will now therefore consider the proposed development against what we consider to be the most relevant Key Statements and Policies of the Core Strategy.

Key Statement DS2

- 5.9 This Policy states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible. It also states that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise. As stated above, we consider that the proposal represents sustainable development as defined by NPPF, and we will explain below why it fully accords with the relevant policies of the Local Plan such that permission should be granted.

Policy DMG2

- 5.10 This Policy defines the Council's overall development strategy. As the proposal will simply replace one dwelling with another dwelling it would have no effects upon the approved development strategy and would therefore not contravene Policy DMG2

Policy DMG1

- 5.11 This Policy defines the general criteria that proposals must satisfy in order for planning permission to be granted, in respect of which we will comment below using the headings within the Policy.
- 5.12 **Design.** Although different to the bungalow that is to be replaced, we consider that, within the context of the variety of dwelling types and designs in the locality, the proposed dwelling will appear as an attractive modern dwelling that would not be detrimental to the appearance or character of the locality and which will be similar to a number of other former bungalows in the Borough.
- 5.13 **Access.** The proposed dwelling will be served by the existing access from Ribchester Road and will be provided with appropriate parking and manoeuvring areas. As a replacement of one dwelling with another, the proposal will not result in any change in the amount of traffic that will be generated.
- 5.14 **Amenity.** The proposed development will not adversely affect the amenities of the surrounding area furthermore it will not have a negative impact upon daylighting and privacy distances.

- 5.15 **Environment.** The application site is not within an area that is subject to any special environmental protection. A bat survey has been carried out and there are no protected species that will be adversely affected by the development.

Policy DME2

- 5.16 This Policy relates to the protection of the landscape and townscape and states that proposals will be refused if they would significantly harm specified important landscape or landscape features. None of the specified features are of relevance to this application. The proposal complies with Policy DME2

Policy DME3

- 5.17 This Policy relates to site and species protection and conservation and the proposed development will not have any adverse impact on any designated sites or species.

Policy DMH3

- 5.18 This Policy specifies the limited types of residential development that are permissible in the open countryside and AONB, one of which is the rebuilding or replacement of existing dwellings. Such proposals are permissible subject to compliance with the criteria that (1) the residential use of the property has not been abandoned; (2) there being no adverse impact on the landscape in relation to the new dwelling; and (3) the need to extend an existing curtilage. In this case, the existing bungalow is perfectly habitable, and it is inhabited at the present time. For reasons given above, we contend that there would be no adverse effects on the landscape and no extension to the existing curtilage is either needed or proposed. Overall, as it is a straightforward replacement of one dwelling with another, we consider the proposal to comply with the intentions of Policy DMH3.
- 5.19 We would also comment that Policy DMH3 does not seek to impose a limit on the percentage increase in size of the proposed dwelling relative to the existing dwelling. There have been many replacement dwelling applications approved in the Borough where the new dwelling has been substantially larger than the dwelling it was replacing. In this case the overall volume of the new dwelling is not significantly larger than the one it is replacing and while it provides approximately twice as much internal floor area this is largely accommodated by squaring off the dwelling and providing accommodation with the roof space of the proposed dwelling.
- 5.20 For the reasons given above, we consider that we have demonstrated that the proposed development represents sustainable development that is fully compliant with the NPPF and the relevant policies of the Council's adopted Core Strategy. However, in further support of our contention that this application should therefore be approved, we make reference to another replacement dwelling application nearby, which we recently dealt with, in the next section of this Statement.

6. SIMILAR DEVELOPMENTS IN RIBBLE VALLEY

- 6.1 We recently dealt with a replacement dwelling application in respect of a property known as Shenstone on Longsight Road (A59) under application 3/2020/0863, we consider the approval of this application to be relevant to the current application because it involved replacing a old bungalow with a more modern dwelling which provided accommodation over two floors. Shenstone is also located on relatively close proximity to the bungalow that is the subject of this application.
- 6.2 The replacement dwelling at Shenstone measured 15.5m x 12m compared to this application where it is 14m x 10.5m and whereas at Shenstone the proposed eaves height was 5.4 by contrast with this application the ridge height is only 5.83m. The proposed replacement dwelling in this application has a significantly smaller volume than the one proposed at Shenstone, which was considered to be acceptable and was approved under delegated powers.

7. SUMMARY AND CONCLUSIONS

- 7.1 We consider that we have demonstrated in this Planning Statement that the proposal represents sustainable development that complies with NPPF and the relevant Policies of the Council's adopted Core Strategy. We also consider that the Council's approval of the application referred to in Section 6 of this Statement supports the approval of this application. We also contend that the proposal under consideration in this application will provide a modest replacement dwelling when compared to other similar proposals that have been approved in the Borough.
- 7.2 Therefore, overall, we consider the proposed development to be in accordance with the Development Plan. To comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we accordingly consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 7.3 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information for permission to be granted, we would ask that you give us the opportunity to address the same to the determination of the application.

Signed  Date 18/10/22
For and on behalf of Gary Hooley Associates