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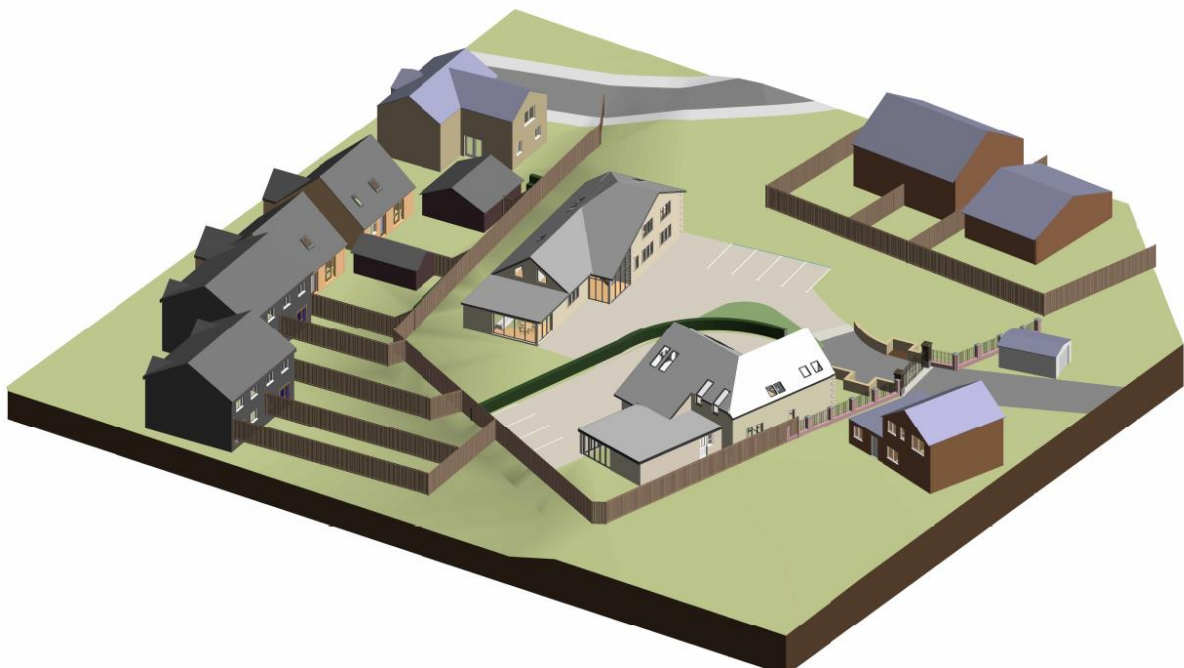
Whalley

Lancashire

BB7 9SE

31 October 2022

DESIGN AND ACCESS STATEMENT TO SUPPORT THE PLANNING RESUBMISSION
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 resubmission 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). This correspondence must be read in association with the Planning Consultant's statement which explains the planning history and how this new design arrangement has been developed following the refusal of the previous application in 2022.

It is important to re-iterate the extensive liaisons that have been carried out with LCC and United Utilities with regard to the existing drainage easements which exist over the site area.

This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

-A102 Proposed plans and elevations building 1

-A202 Proposed plans and elevations building 2

-100 Drainage Easement Plan

-101 Existing Site layout

-A302 Proposed Site Layout

-A303 Site Plan Boundary Dimensions

-A400 Context Sections

-A401 Location Plan

-Planning Consultant Statement

-Bat survey

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 residential developments which have been constructed or are under construction. 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.

3) DESIGN

3.1) BRIEF

We were originally 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 resubmission demonstrates how the design has undertaken a rigorous assessment process. Evaluating and assessing design against a stringent criterion including respecting the acse officer's delegated report from the previous planning refusal and addressing all the concerns regarding massing and neighbouring amenity. We were asked to consider the options for designing two, 5-bedroom sustainable contemporary houses which sit within the site without compromising the privacy of 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 matters raised in the pre-app (2020) and the previous refusal (2022) as outlined in the planning consultant's supporting statement.

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. 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 overall massing of both dwellings has been very carefully assessed following a return site visit and survey work carried out. It was important to demonstrate the relationship of the massing in association with the site levels and the adjacent dwellings. The drawings demonstrate all the key issues and the planning statement supplements the proposal.

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 resubmission retains this 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 as previously stated has been developed respecting the case officer's concerns raised in the conclusion of the previous refusal. The drawings submitted along with this statement provide all relevant notations and measurements relating to privacy issues. The drainage easements are clearly shown on the existing site plan along with the agreed diversion of the LCC drain line to allow the creation of plot 1. The site 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 first 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 originally 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.

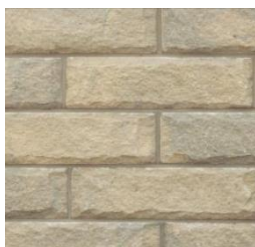
This drain was ultimately confirmed by United Utilities that it was not in their ownership. Communications and site meetings with LCC representatives eventually confirmed that the third drain was a surface water highways drain serving Kemple View and terminating in the river to the south.

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.

4) MATERIALITY & APPEARANCE



Cromwell stone
pitched- weathered
walling 440 x 100 x 140



Stone grey render



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 authority 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 again ensure compromises are made to 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 resubmission has been developed respecting the reasons for the previous refusal and the information obtained during return site investigation work in association with the planning consultant. The principle of the land being used to construct domestic dwellings has already been clarified with the previous applications and the design respects the findings obtained during this development process. The priority has been to remain consistent in the approach to the layout whilst carrying out a thorough forensic layout analysis. 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.

Dominic Hall

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Date: 23rd November 2021

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).