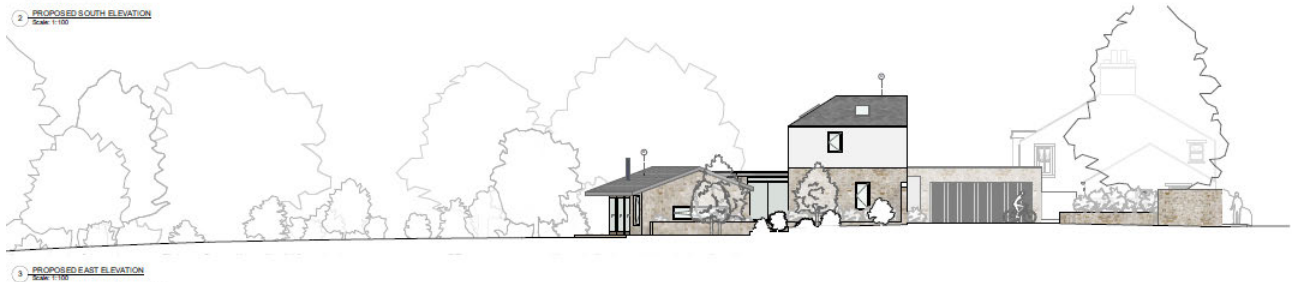




JUDITH DOUGLAS TOWN PLANNING LIMITED

Fir Tree House, 51 Downham Road, Chatburn. BB7 4AU.



Proposed dwelling and new vehicle access.

Planning, Design, and Access Statement.

November 2022

JDTPL0282

Judith Douglas BSc (Hons), Dip TP, MRTPI

1.0 INTRODUCTION

1.1 This planning, design and access statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants for a proposed dwelling and new vehicle access within the garden of their house Fir Tree House, 51 Downham Road, Chatburn.

1.2 This application should be read in conjunction with:

Location plan

A100-Extg. Site Plan

A101-Visibility Splays

A200_C-Proposed Site Plan

A201C-Proposed Site Plan

A202_C-Proposed Ground. Floor Plan

A203_B-Proposed First. Floor Plan

A300_C-Proposed Elevations

A400_A-Proposed Section A-A

Heritage Assessment

Tree Constraints Report

Tree Impact Report

Preliminary Bat Roost Assessment

1.3 This statement will describe the site and surroundings, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.

2.0 SITE AND SURROUNDINGS

2.1 Fir Tree House is a substantial detached property set within a large garden on the south side of Downham Road. The house has a vehicle access on the west side leading to a detached garage. The front of the house faces south over a large garden. The garden is subdivided by a high stone wall on the east side of which is a tennis court. The tennis court is separated

from the large lawn to the south by a conifer hedge. Within the garden are two outbuildings one of stone and one of brick a timber shed and a greenhouse. The rear of the house faces Downham Road and is set behind a high stone boundary wall. The site of the proposed dwelling is set within this established garden on the area occupied by the existing tennis court. There are trees along the boundary to Downham Road and to the east of the tennis court.

- 2.2 Downham Road is a classified C road with a speed limit of 20 mph. The road has street lighting and there is a footway adjacent to the site.
- 2.3 The application site is within the settlement boundary of Chatburn and is also within the conservation area boundary as shown on Sheet 5 inset 28 of the adopted Housing and Economic Development, Development Plan Document (HEDDPD). See figure 1.

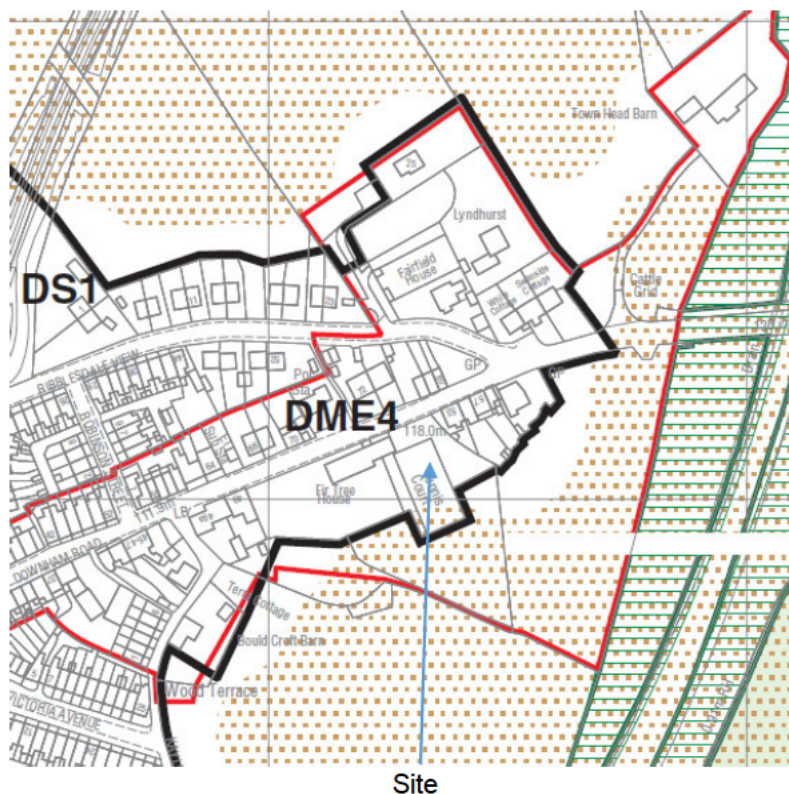


Figure 1 Extract from Sheet 5 inset 28 Chatburn of the Housing and Economic Development, Development Plan Document Proposals Map.

- 2.4 The Chatburn Conservation Area Townscape Appraisal Map indicates that Fir Tree House and 53 Downham Road are building of townscape merit and 55-57 Downham Road is a listed building. See figure 2



Figure 2 Extract from Chatburn Conservation Area Appraisal Map.

2.5 The site is within flood zone 1 (least likely to flood).

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed development is a part two storey, part single storey detached dwelling and double garage of a contemporary design. The main two storey part of the dwelling is orientated to be parallel to and facing towards Downham Road. The proposed garage is attached to the front elevation and is served by a new parking a turning area providing parking for at least three cars. Vehicle access is gained through a new opening in the stone boundary wall. The existing stone and brick domestic outbuildings, greenhouse and wooden shed are to be demolished and a new detached plant room is proposed. At the rear of the house is a single storey projection which steps down internally to a lounge and study. The new dwelling will provide four bedrooms.

3.2 The walling materials proposed for the house are natural facing stone with ‘K-render’, a natural slate roof covering and solar tiles which have the appearance of slate.

4.0 PLANNING HISTORY, PLANNING AND HIGHWAYS PRE-APPLICATION ADVICE

- 4.1 The Council's website indicates one previous application at the site for tree works in a conservation area which gave approval for the removal of three trees. Reference 3/2021/0281.
- 4.2 Planning pre-application advice reference RV/2022/ENQ/00008 was received on the 18th May 2022. The advice confirmed that in principle the development of the site for one dwelling is acceptable in terms of its spatial and locational aspirations. Concerns were raised in connection with the orientation and alignment of the building which in the pre-application submission was not in line with the surrounding built form. This has been addressed in this submission. Advice in relation to the use of materials and the relationship of the proposed to the neighbouring property 53 Downham Road have also been incorporated into the submitted scheme.
- 4.3 Pre-application advice has been received from Lancashire County Council. The submission was accompanied by an existing site plan and details of a proposed access and visibility splays. The advice received confirms that the access arrangements are satisfactory. See appendix.

5.0 THE DEVELOPMENT PLAN

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).
- 5.2 The following policies from the Core Strategy are the main policies relevant to the proposal.
- Key Statement DS1: Development Strategy
 - Key Statement DS2: Sustainable Development
 - Key Statement EN3: Sustainable Development and Climate Change
 - Key Statement EN4: Biodiversity and Geodiversity
 - Key Statement EN5: Heritage Assets
 - 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 DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets

- 5.3 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6 EVALUATION

- 6.1 The main planning issues are whether the proposed dwelling is in principle acceptable in planning terms, the impact of the development on the character of the conservation area, impact on residential amenity, trees and highway safety.

Principle of development

- 6.2 The Development Strategy put forward in Key Statement DS1 seeks to direct the main focus of new house building to the Strategic Site, the principal settlements of Clitheroe, Longridge and Whalley. Development is also focused towards Tier 1 villages which are considered the more sustainable of the 32 defined settlements. Chatburn is identified as a Tier 1 Village and as such, the provision of one dwelling within the settlement of Chatburn is acceptable in principle and this was confirmed in the pre-application advice received from the Council.
- 6.3 Policy DMG2 requires development proposals in the principal settlement and Tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up area, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The proposed dwelling infills between 51 and 53 Downham Road consolidating the existing development. It is therefore compliant with policy DMG2.

Design and impact on the character and appearance of the conservation area

- 6.4 The site is within the conservation area of Chatburn which was designated in 1974. Its special interest is described in the Conservation Area appraisal 2005/6. The development along Downham Road is described on page 6 as *“The lesser road is different in character, being lined by late 19th century stone-built terraces, though with the occasional farmhouse, barn or larger house punctuating the denser terrace development.”* The conservation area appraisal map indicates that Fir Tree House and its neighbour to the east 53 Downham Road are buildings of townscape merit. See figure 2. Buildings of townscape merit are marked in green.
- 6.5 Downham Road as it leaves the village centre and climbs towards Downham is characterised by two storey stone-built dwellings on both sides of the road. There is a mixture of terraced houses, detached and semi-detached houses of varying dates. The houses in near vicinity of the site are not regularly positioned in relation to the road. Whilst the ridgelines of the houses are generally positioned parallel to the road some houses sit on the back edge of the highway whilst others have sizeable front gardens. The differences in the appearance of the dwellings is also characterised by the variety in the sizes of the dwellings and the plots in which they stand. Fir Tree House being set within a plot considerably larger than the neighbouring properties.
- 6.6 The Heritage Assessment dates Fir Tree House as early nineteenth century or perhaps slightly earlier. The rear elevations of Fir Tree House and its neighbour 53 Downham Road face Downham Road whilst the principal elevations face south whereas neighbouring properties face the road. The rear elevations to Downham Road are rendered and the front elevations are stone. The size, orientation and position of dwellings on Downham Road varies.
- 6.7 The siting of the proposed dwelling is within the domestic curtilage of the existing dwelling and reflects the orientation of the surrounding dwellings by having the ridge line parallel to Downham Road. The main two storey element has a linear form similar to the dwellings nearby. The single storey element at the front of the house being largely screened by the existing boundary wall. The single storey element at the rear of the house which is also set down following the slope of the land will appear subordinate to the main structure.
- 6.8 The two-storey element of the proposed dwelling reflects the height of adjacent dwellings, and it is slightly lower than its nearest neighbours. The long and narrow form of the two-storey part of the and traditional roof pitch reflects the character of the dwellings in the area. The single storey elements are subordinate to the main part of the building. The western wall of the garage echoes the tall garden wall close by. The single storey lounge has been

designed to take advantage of the spectacular views towards Pendle and is set down slightly from the main part of the dwelling. The proposal is almost entirely within the established curtilage of Fir Trees with the majority of the building being located over the site of an existing tennis court. The curtilage of the new dwelling is shown on drawing A200C Proposed site plan. This includes a very small extension beyond the existing curtilage to accommodate the deep over-hanging eaves of the lounge. This is minimal however if this raises a concern the applicants are willing to offer to lose curtilage elsewhere in exchange for this small extension.

- 6.9 The high-quality contemporary design sits comfortably within the historic context. The form, massing and orientation of the dwelling reflects the surroundings and in scale is not dominant. The palette of materials reflects those use in the immediate area of stone, render and slate. Similar materials have been used in the construction of the new dwellings in the centre of the village opposite the school.
- 6.10 The heritage assessment confirms that the development will preserve the character and appearance of the conservation area and would enhance its significance through sympathetic and concordant placement and confident design, which respect the existing linear settlement pattern and traditional building forms within the village. The new dwelling would be set back from Downham Road, in a way which would not challenge the historic street frontage. Its siting, design and scale respond positively to the setting. Overall, the development would have a neutral effect on the conservation area. The proposal accords with Key Statement EN5, DME4, DMG1 and DME2 and the requirements of NPPF paragraphs 197 and 202.

Residential amenity

- 6.11 The proposed dwelling is set within a substantial plot. There is sufficient distance from the proposed ground floor study window and gallery to the boundary with 53 Downham for there to be no loss of privacy to the neighbouring property. The view from the ground floor bedroom is obscured by the plant room. The first-floor window facing towards 53 Downham Road is over 10m from the joint boundary. There are no first-floor windows facing toward the existing dwelling Fir Tree House. The lounge window is 10m from the site boundary. The proposal complies with policy DMG1.

Trees

- 6.12 An application at the site for tree works in a conservation area gave approval for the removal of three trees T2, T3, and T4. Reference 3/2021/0281. The approved tree work was not carried out. This scheme proposed the removal of the same trees all classed as category U

in the Tree Constraints Report. In addition, it is proposed to remove a small group of fruit trees. To compensate for the loss of the trees, the tree impact assessment suggests new tree planting elsewhere in the site. The tree impact assessment suggests this could be achieved as part of a landscaping condition if planning permission is granted.

- 6.13 T1 a sycamore is retained in this development. The roots of the tree are currently impacted by the presence of multiple structures around the tree, including retaining walls, stone building, and extensive hard surfacing. The tree impact assessment states that the removal of the existing hard surfaces with the tree's root protection area will significantly improve the tree's physiological health and in turn its long-term health. Hedge H1 to be removed is a Leylandii Cypress. The proposals are compliant with the requirements of Policy DME1: Protecting Trees and Woodlands

Access and Highways

- 6.14 We have received positive pre-application advice from the County Council. The site layout provides a safe access with adequate visibility at the site entrance, sufficient parking which is three spaces for a four-bedroomed dwelling, as well as the ability to enter and leave the site in forward gear. An electric vehicle charging point is provided. The gates at the site entrance have been set back 5m from the carriageway edge to allow vehicles to pull clear of the highway before opening the gates. The gates can open inwards into the site. The existing pedestrian entrance is retained.

Protected Species Survey

- 6.15 The proposal includes the demolition of curtilage buildings. A bat survey has been carried out. The report is dated October 2022. A daytime and one nocturnal emergence bat survey was carried out on Sunday 21st August 2022. No evidence of a bat roost was recorded with the site and there was no emergence/re-entry observed to any of the buildings surveyed. It was concluded that the development of the site should proceed as the survey information suggest there should be no significant concerns or constraints in relation to roosting bats in the proposals and there is no requirement for an EPSM license in respect. The proposal is in line with the requirements of policy DME3.

7 CONCLUSION

7.1 Chatburn is a Tier 1 settlement which the Core Strategy identifies as being suitable for new housing development. The development will provide a modest contribution to the housing needs of the Borough and will contribute positively to the local economy during the construction phase. The proposed scheme provides a well-designed, high-quality, contemporary house which responds sensitively to its setting within the conservation area and contributes positively to local character and distinctiveness. The building is positioned within large garden which can accommodate the proposed dwelling whilst retaining a substantial garden for Fir Tree House. We have demonstrated that the proposal meets the requirements of the Core Strategy and the National Planning Policy Framework. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.

Appendix Highway Pre-application advice and plan A101 visibility splay.

www.lancashire.gov.uk



Judith Douglas Town Planning Ltd
 judith@jdouglastownplanning.co.uk

Phone:
 Email:



Ref No: Pre-app advice
 Officer: Ryan Derbyshire

Date: 20th September 2021

PRE-APPLICATION ADVICE

Location

'Fir Trees House' 51 Downham Road, Chatburn. BB7 4AU

Description of proposals

Proposed construction of one dwelling.

Highway Advice

The Local Highway Authority (LHA) are in receipt of a pre-application for the proposed construction of one dwelling at "Fir Trees House" 51 Downham Road, Chatburn.

The LHA have reviewed Ivan Wilson drawing number A101 Rev A titled "Visibility Splays" and understands that the proposal will create a new access located off Downham Road, which is a C classified road subject to a 20mph speed limit.

The LHA have reviewed the drawing and are satisfied that the access arrangements complies with the LHAs guidance. It is also worth noting the visibility splays, which are shown on the drawing, complies with the LHAs guidance and so have no further comments to make.

The LHA do make the Applicant aware of a gully which is located near the proposed access, that should the access conflict with it then the Applicant will be liable to the full cost of relocating the gully further along Downham Road. This will be via consultation with the LHA.

Furthermore, should a full planning application be submitted and approved, the Applicant will need to complete a Section 184 agreement to drop the kerbs and create the new access at the site. More information can be found at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>.

The site should provide adequate parking facilities and comply with the Joint Lancashire Structure Plan. The LHA remind the Applicant that a 3 bed dwelling is

Sue Harper
 Interim Director of Community Services
 Cuerden Way • Bamber Bridge • Preston • PR5 6BS

required to provide 2 car parking spaces which a 4 bed is required to provide 3 car parking spaces.

Conclusion

The LHA, from the information submitted, would support the creation of a new access should the application be formalised.

Advice

1. Provide a site plan.
2. Provide a floor plan showing the number of bedrooms the dwelling will provide.
3. Provide an access drawing.

Informative

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.