
**Disused Garage
Court,
Coniston Close,
Longridge**

Proposed Dwelling

**Supporting Planning
Statement (including
Design and Access
Statement).**

February 2023

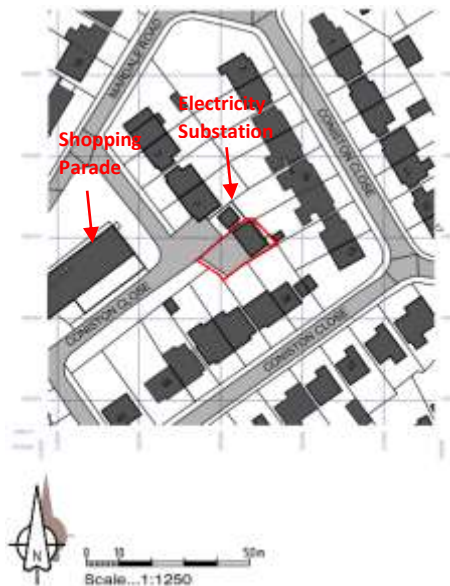
1.0 INTRODUCTION

1.1 My client owns a garage block and forecourt thereto on Coniston Close, Longridge. This application seeks to bring the site back into positive use as a small dwelling in accordance with national and local planning policy.

2.0 SITE AND SURROUNDINGS

2.1 Coniston Close, lies within a post war estate to the south-west of Longridge, and is accessed from Preston Road B6244 by Langdale Road and Mardale Road.

2.2 As you turn left into Coniston Close from Mardale Road, by the parade of shops, you find the application site situated behind an electricity substation on the left hand corner of the road as it swings sharp right from Mardale Road



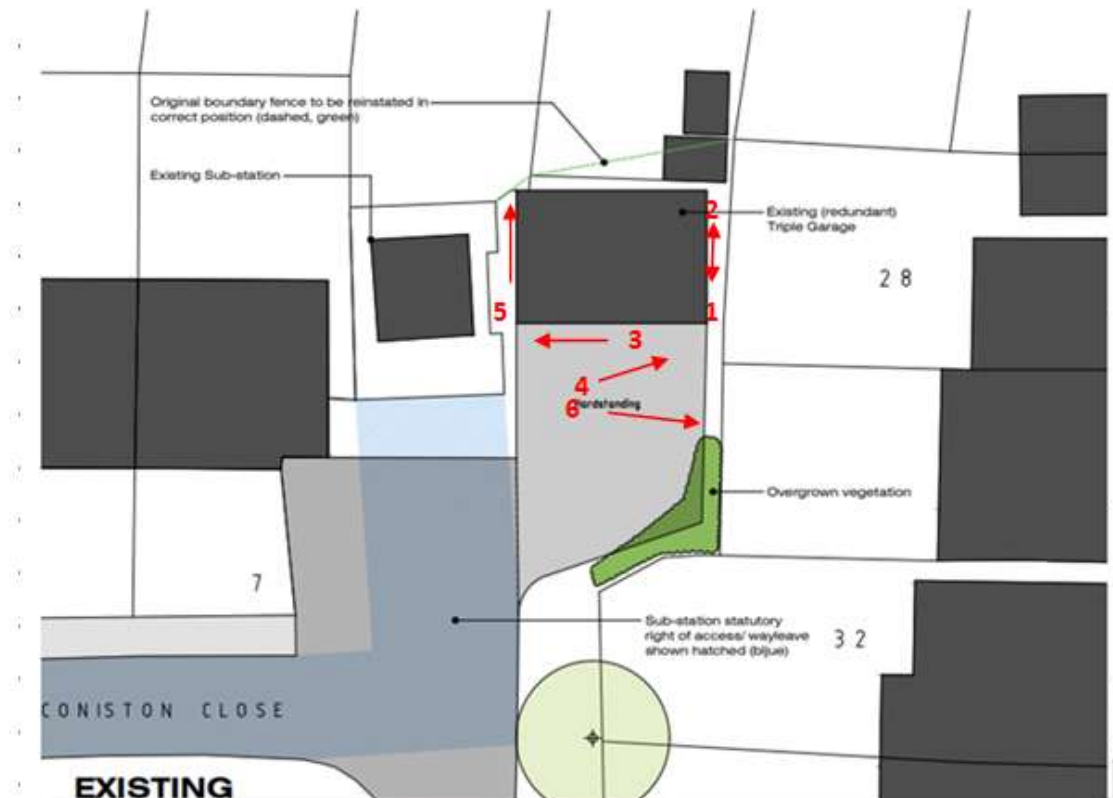
View as you approach from Mardale Rd



View along Coniston Close from NNE

(NB car on garage forecourt is agents)

- 2.3 The application site includes a sliver of land directly behind the 3- garage block that has been incorporated into the garden behind but is within the applicant's ownership (see plan overleaf).
- 2.4 It is understood that the garages were originally provided for tenants of the flats above Mardale Shopping Parade.



1 Looking down right hand side of garages



2 Looking back note rubbish accumulation



3 Looking across front of garages



4 Looking back towards fence



5 Between substation & garage block



6 Crumbling & moss covered garage forecourt

- 2.5 Homeowners in the wider estate have taken the opportunity to augment offstreet car parking by removing front gardens (no planning permission required).



- 2.6 The longstanding redundancy of the garage court and front hard standing for its original purpose is evident from visiting the site and the moss covered state of the latter.

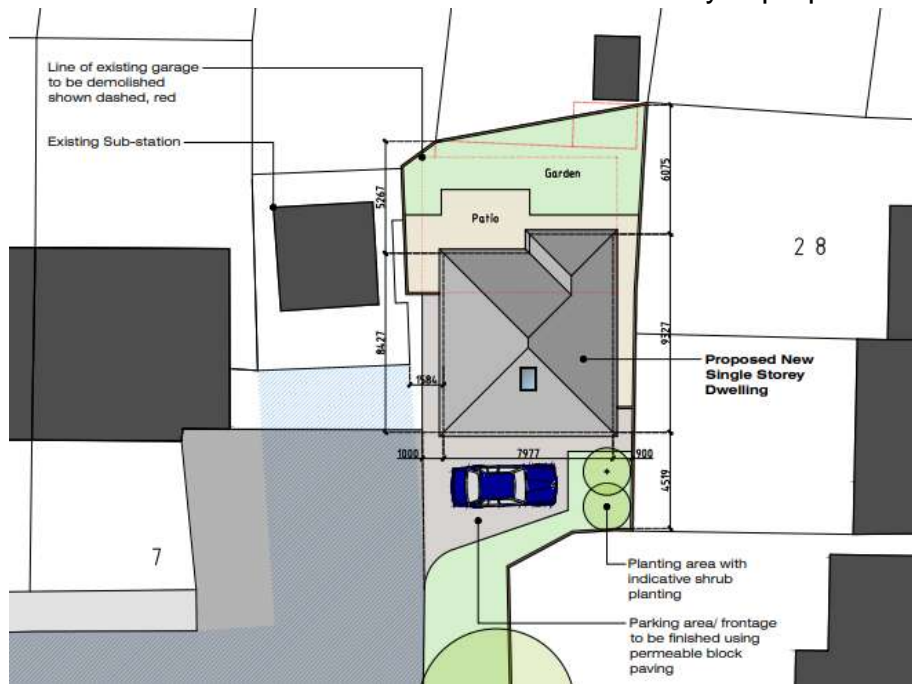
3.0 PLANNING HISTORY

- 3.1 No on-line planning records have been found. It is understood that the garage block was built as part of the original estate in the early 1970s to serve residents living in the flats above the shopping parade fronting Mardale Road who wanted secure garaging rather than on street/forecourt parking..
- 3.2 Garage court provision was commonplace in developments around that time but has long since ceased to be popular for residents parking, with garage courts becoming unsightly and proving to be a focus for anti social behaviour.
- 3.3 In this case there is generous car parking around the Shopping Parade including along the side that far exceeds the requirements of customers and is utilised by local residents (see photos below)



4.0 PROPOSALS

- 4.1 A small single storey dwelling with an open plan lounge/kitchen/dining area, one double bedroom and a second bedroom/study is proposed.



- 4.2 The property would be served by a single parking space and a rear patio/garden ranging from approximately 5.3 to 6 metres in depth. The southern corner of the site which is currently overgrown would be landscaped to retain the existing greenery in this part of the site.



- 4.3 The property would have a pitched and hipped roof in interlocking smooth concrete tiles and have buff facing brickwork to match the surrounding properties. Windows and sliding doors would be in grey pvc frames with

thermally efficient glazing units to meet Building Regulation requirements. 1.8m feather board fencing would enclose the garden area.



Rear (North-East) Elevation



Side (South-East) Elevation

5.0 COMPLIANCE WITH DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS

5.1 The Development Plan for the site comprises the **Ribble Valley Core Strategy** with the following key statements/policies of particular relevance

KS1 Development Strategy

KS3 Sustainable Development and Climate Change

KSH1 Housing

KSH2 Housing Balance

KSDMI2 Transport Considerations

DMG1 General Considerations - including design, access, amenity, environment and infrastructure.

DMG3 Transport and Mobility

5.2 A **Neighbourhood Plan** has also been prepared for **Longridge** with the plan area including the application site and the plan incorporating design principles that largely mirror the considerations set out in the Core Strategy.

- 5.3 The proposed development has been assessed against the considerations set out under Statements and Policies in the Core Strategy and Neighbourhood Plan.
- 5.4 Compliance with the above policies is dealt with below.
- 5.5 The development of this site for residential purposes accords fully with the overall development strategy for Ribble Valley (**KS1**) which states that housing development will be concentrated in the main settlements of Longridge, Clitheroe and Whalley. It also accords with the key statements and related policies on sustainable development and climate change (**KS3**) and transport considerations (**KSDMI2**) in that the design is both energy efficient and the location provides ready access on foot to Longridge's main facilities and by bus to other settlements providing higher order shopping and other facilities.
- 5.6 The sites development for housing purposes will accord with Key Statements **KSH (Housing)** and **KSH1 (Housing Balance)** in contributing to meeting the boroughs housing requirements albeit modestly in a way that delivers a small one level housing unit eminently suitable for elderly residents looking to downsize, potentially freeing up a currently underutilised larger residential property for a family.
- 5.7 Proposals take into account the various development management requirements set out in policy **DMG1**.
- 5.8 **DESIGN AND APPEARANCE** - The proposal will replace a derelict and unattractive garage block and forecourt with a well designed small dwelling finished in appropriate materials that will have a positive impact on the street scene and visual amenity.
- 5.9 **AMENITY** - The siting and scale of the proposed dwelling have no adverse effects on adjacent residential development. The shallow pitched and hipped roof and obscured glazing to the bathroom window will ensure no adverse impact on the outlook from, light to or privacy of adjacent properties.
- 5.10 **PARKING AND ACCESS** – There is room for a car parking space to be provided and safely accessed to the front of the site. Its development complies fully with policy **DMG3** Transport and Mobility.
- 5.11 The site is situated close to the estate shopping parade and is highly accessible by means other than the private car being less than 400 metres from a regular bus service between Longridge and Preston and approximately 0.8 miles walking distance from the wide range of facilities in the centre of Longridge

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The proposed development will bring a currently derelict site back into positive use. This is in line with national policy which states that

120. Planning policies and decisions should

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

- 7.2 It would deliver an attractive small dwelling that contributes to the housing supply and housing balance within the local housing market, and is well located for its occupiers not to be unduly reliant on private transport.
- 7.3 This planning support statement has demonstrated that the proposal accords fully with all relevant development plan policies and as such should receive planning permission.