

PLANNING STATEMENT

**NO.4B ASHGREEN HOUSE
WISWELL LANE
WHALLEY
BB7 9AF**

Date: February 2022

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Dr Duckworth, it has been prepared as part of a planning application which seeks approval for the proposed minor design amendments to the previously approved planning application Nos. 3/2020/0006 and 3/2021/0991 in relation to the construction of a single storey dwelling.
- 1.2** The statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawings and documentation:

- 2279 - 01 Topographical Survey
- 2279 – 02 Existing Site Plan
- 2279 – 03 Proposed Site Plan
- 2279 – 04 Proposed Floor Plan and Elevations
- 2279 – 05 Existing and Proposed Site Sections
- 2279 – Site Location Plan

2.0 SITE

- 2.1** The application site is within the defined settlement boundary of Whalley and is accessed from Wiswell Lane. The development is in close proximity to a residential development constructed in recent years to the southern boundary (Deer Park Crescent) and the recently constructed residential development at Oakhill College to the North East of the development site.
- 2.2** The topography (gradient) of the site slopes down from east to west, the change in external ground level height from the western extent (64.89) of the development site to the eastern boundary (67.83) is 2.94m.



PHOTO 1: EXISTING SITE



PHOTO 2: EXISTING SITE



PHOTO 3: EXISTING SITE



PHOTO 4: EXISTING SITE

- 2.3** A land drain is present on the site which runs along the northern site boundary, the land drain travels behind the houses at No.4 and 4A Wiswell Lane before discharging into Moorgill Brook, Whalley. The land drain was installed in 2015 following a request from Redrow to avoid any potential flooding to houses on Deer Park Crescent.

3.0 PROPOSED AMENDMENTS

- 3.1** The amendments relate to minor design alterations to the single storey dwelling to include the following:

- Reduction in the overall size (length / width) of the dwelling (Approved 29.07m x 10.625m – Revised 29.01m x 10.455m)
- Reduction in the size of the patio and subsequent increase in the size of the study
- 1No. Skylight Removed
- Obscure glazed window incorporated in the south elevation (Privacy level 4 obscure glazed textured glass)
- Height of the dwelling increased at the dwelling entrance to 3.51m and steps incorporated to account for the topography (existing ground level) of the site
- Paved areas added to the east and south perimeter of the dwelling

4.0 DEVELOPMENT PLAN POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

4.2 The following policies are of relevance to the proposal:

Key Statement DS1 – Development Strategy

Key Statement H1 – Housing Provision

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

5.0 EVALUATION

5.1 The principle of the development has already been approved.

5.2 The main factors to be considered with the minor alterations are:

- Visual amenity/external appearance
- Impact upon residential amenity

5.3 Since planning permission was granted in March 2020 our clients have purchased the land and have commenced with the construction of the dwelling. The site has been prepared for development with the ground excavated to formation levels for all foundations, a layer of topsoil has been removed (refer to photo Nos. 5, 6, 7, 8) and blockwork walls have been constructed to wall plate level, due to the topography of the site (unsuitable for a ground bearing concrete slab) a beam and block ground floor had been utilised.



PHOTO 5: SITE PREPERATION



PHOTO 6: SITE PREPERATION



PHOTO 7: SITE PREPERATION



PHOTO 8: SITE PREPERATION

- 5.4** The alterations proposed will not increase the impact of the development on adjacent properties or the landscape than the proposals already approved.

The reduction in the overall size (Length / width) of the proposed dwelling will further reduce the impact on the landscape and adjacent properties.

The proposed incorporated window to the north elevation will be obscure glazed (Privacy level 4 obscure glazed textured glass) and will not allow overlooking into adjacent neighbours habitable room windows.

The property has been built utilising the existing ground levels and topography of the site (refer to photo nos.1, 13 and 14), apart from the eastern elevation of the property adjacent to the shed, at this point the ground level has been reduced in height (refer to photo nos.9 and 10).

Due to the topography of the site the distance from the external ground level to the entrance roof is 3.51m (previously indicated as 3.1m on application no. 3/2020/0006), the finished internal floor level at the entrance door is 550mm above the external ground level and due to this 3no. steps are required.

In addition to the points raised above the study is proposed to be increased in size encompassing part of the central patio area and a skylight is proposed to be removed.

5.5 IMPACT UPON RESIDENTIAL AMENITY

The proposal height of the proposed single storey dwelling is not proposed to be altered nor is the existing external ground floor level proposed to be raised. The alterations proposed will not increase the impact of the development on adjacent properties or the landscape than the proposals already approved. The southern boundary of the site will in accordance with the previous approved applications feature suitable planting to ensure the single storey dwelling is screened from the neighbouring adjacent dwellings (Refer to Drawing No.2279-03 Proposed Site Plan).



PHOTO 9: CURRENT SITE



PHOTO 10: CURRENT SITE



PHOTO 11: CURRENT SITE



PHOTO 12: CURRENT SITE



PHOTO 13: CURRENT SITE



PHOTO 14: CURRENT SITE

6.0 PLANTING / LANDSCAPING

- 6.1** In accordance with the previous planning approvals planting is proposed along the northern, southern and eastern site boundaries to effectively screen the single storey dwelling from adjacent properties (refer to Drawing No.2279-03 Proposed Site Plan).
- 6.2** A mature traditional Hedgerow will be planted along the site boundaries featuring the following recommended Hedgerow Mix as approved by the Countryside Officer:
- CRATAEGUS MONOGYNA
 - PRUNUS SPINOSA
 - CORYLUS AVELLANA
 - ROSA CANINA
 - SAMBUCUS NIGRA
 - VIBURNUM OPULUS
 - CORNUS ALBA
 - PRUNUS PADUS
 - ACER CAMPESTRE
 - BETULA JACQUEMONTII

6.3 The following tree species are to be planted alongside the hedgerow mix along the southern boundary:

- CAPPINUS BETULUS
- ILEX 'NELLIE R. STEVENS'
- LIGUSTRUM JAPONICUM

6.4 The hedgerow and trees will vary from 1.5m specimens to 4m tall and will make a thick natural hedge and will effectively screen the single storey dwelling from the properties located on Deer Park Crescent (refer to photo No.15). Planting distance will be 5 per metre.

6.5 Bareroot trees are to be planted along the eastern and northern boundaries.



PHOTO 15: PLANTING EXAMPLE

7.0 CONCLUSION

- 7.1** The design alterations proposed make minor alterations to the previously approved design. The amendments proposed will not increase the impact on the landscape or the amenities of the neighbouring properties than the previously approved applications. The development remains in compliance with the requirements of the Core Strategy and the NPPF.