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**DESIGN AND ACCESS STATEMENT
PROPOSED NEW DWELLING AT
1 RIBBLESDALE AVENUE, WILPSHIRE, BLACKBURN**



View of the plot from the north across the garden looking towards Ribblesdale Avenue

1.1 Peter Hitchen Architects are retained by Mrs Teresa Roberts ('the applicant') to progress a planning application for the erection of a detached dwelling within the substantial residential plot of 1 Ribblesdale Avenue. The proposals involve a full planning application to erect a single dwelling arranged on three floors utilising the topography of the site and an attached garage adapting the existing access from the avenue. The proposal also demonstrates the partial demolition of the existing dwelling to facilitate the location of the proposed development within the garden area. The application is made to Ribble Valley Borough Council and relates to the red edge application site boundary defined by the Location Plan as submitted.

1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposal accords with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.

1.3 Should the Local Planning Authority (LPA) require anything further to assist with the assessment of the proposal, then it is requested that the Agent is contact in the first instance.

1.4 This planning statement, alongside a review of the site history and relevant policies at both a local and national level, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole and should be read in conjunction with the following suite of supporting documents to ensure a full understanding of the development proposals:

Location plan

Topographical survey

Existing site plan

Proposed site plan (in context)

Proposed floor plans

Proposed elevations

Visualisations

SITE DESCRIPTION

2.1 The site covers an area of 0.045 hectare and comprises a large two storey single dwelling inhabited by friends of the applicant, located within the Wilpshire and Ramsgreave ward of Ribble Valley Borough Council's administrative boundaries.

2.2 The site lies wholly within defined settlement boundary of Wilpshire. The immediate surroundings of the site are dominated by residential properties, with a mixture of two storey detached, semi-detached houses, and bungalows of a variety of styles from redbrick, render, and stone cladding to the immediate south and west of the site.

2.3 To the north and east of the site is Green Belt land, with a retaining wall providing a firm boundary between the site and the Green Belt land, as shown by Figure 1 below.

2.4 Whalley Road (A666) is approximately 100m to the south of the site, this is a major local routeway connecting Lancashire and Greater Manchester, running through the larger settlements of Bolton and Blackburn, as well as the smaller settlements of Langho and Ramsgreave amongst others.

2.5 A Location Plan showing the site within its wider setting is provided with the supporting documents, while an aerial image of the site within its immediate surroundings is provided below.



2.6 To the east of the proposed site lies a Public Right of Way footpath (3-46-FP-8) illustrated in Figure 4 below. However, as previously identified, it is not the applicant's intention to develop within the parcel of land adjacent to this footpath and therefore does not consider the proposed development to have any impact.



Figure 1: Application site and PROW 3-46-FP-8 indicated through purple dash-line southeast of the site (Source: MarioMaps)

2.7 The site is considered sustainable in locational terms: as it is within easy walking distance to local shops, schools, restaurants, public houses, hairdressers, places of worship and leisure facilities; this is expected given the site's location within the settlement boundaries.

2.8 Multiple bus stops exist within close proximity to the site, with the closest bus stop approximately 110m to the south of the site, along Whalley Road. This bus stop offers a plethora of services which run daily to Clitheroe, Langho, Burnley, Blackburn, and Higham. In addition to serving as a school and college bus stop for the nearby Clitheroe royal grammar school, Nelson and Colne College and Burnley College.

2.9 The site is additionally accessible by train, with multiple train stations within close proximity of the site, including; Ramsgreave and Wilpshire (1.77km), Langho (1.77km), and Rishton (4.5km).

2.10 The site or surrounding area does not contain any listed buildings and does not fall within any Conservation Areas. The site is located in Flood Risk Zone 1 where the risk of flooding from rivers and sea is the lowest. There are no known Tree Preservation Orders in place on the site, nor is the site in or within close proximity to a SSSI or Mineral Safeguarding area.

3.1 A search of Ribble Valley Borough Council's online planning register has been carried out to understand the site's planning history. The site has been the subject of planning approval in February 2023 to extend the existing dwelling as detailed under planning application reference 3/2022/0995 and has had previous planning consent under the reference 3/1998/0807 for a single storey extension. We also highlight a number of more recent relevant planning applications for local sites are identified below:

- **3/2017/0118:** Three new dwelling houses on site of former tennis court. The Coach House, 26 Whalley Road, Wilpshire, BB1 9JT. Approved with conditions 31st July 2017
- **3/2018/0643:** Proposed conversion and extensions to the former care home to create four dwellings. 10 Knowsley Road, Wilpshire, BB1 9PX. Approved with conditions 21st September 2018
- **3/2018/0683:** One new detached residential dwelling. Plot 3, The Knolle, 26 Whalley Road, Wilpshire, BB1 9JT Approved with conditions 15th February 2019
- **3/2018/0723:** Outline consent demolition of existing garage and construction of one new dwelling including details of access with all other matters reserved. Pyethorn Meadows, 150 Whalley Road, Wilpshire, BB1 9LJ. Approved with Conditions 10th October 2018
- **3/2018/0937:** Demolition and replacement of existing dwelling. Resubmission of planning application 3/2018/0649. Land adjacent to Glenetta, Parsonage Road, Wilpshire, BB1 4AG. Approved with conditions 10th December 2018
- **3/2018/1032:** Outline consent demolition of existing garage and construction of one new dwelling including details of access with all other matters reserved. Resubmission of planning application 3/2018/0723. Pyethorn Meadows, 150 Whalley Road, Wilpshire, BB1 9LJ. Approved with conditions 15th January 2019

- **3/2018/1158:** Proposed development of detached family dwelling on site of former tennis court. The Coach House, 26 Whalley Road, Wilpshire, BB1 9JT Approved with conditions 12th February 2019

2.1. The history of planning applications highlights that permission has recently been granted within Ribble Valley Borough and within close proximity to the application site for residential developments of a similar size and scale.

HOUSE DESIGN PROPOSAL

4.1 The proposed development is for the erection of a single dwelling arranged on three floors, following the partial demolition of the existing property at no.1 Ribblesdale Avenue. The scale of the proposed replacement dwelling is subservient to that of the current house as it will have a lower two storey appearance from Ribblesdale Avenue as it's ridge line is set down considerably from the existing dwelling and comparable to the neighbouring semi - detached house in order to reduce any potential impact.

The overall concept is to create a dwelling which sits comfortably within the plot with regard to it's scale and mass. The decision to have the upper floor partially within the roof zone has been chosen in order to address both these elements. Importantly and in addition its location and orientation within the plot has been carefully considered to respect the private residential amenity of the adjacent houses.

Refer to the proposed site plan which demonstrates the key issues which have been considered with regard to private residential spacings and right for light. The house has been located to maximise the views to the north east.

4.2 The lower ground floor of the proposed dwelling will contain a utility room, kitchen, dining, lounge, study and WC all serviced by the stair and lift arrangement from the ground floor while the ground floor plan features an entrance hall, two bedrooms both with en suites, WC, cloak room and store including an attached garage. The first floor will provide further accommodation through the provision of 3no. bedrooms and a house bathroom.

4.3 The materials have been carefully chosen to reflect the surrounding vernacular, with particular attention paid to the palette and form of the surrounding existing properties, where brick and rendered buildings are prominent throughout. Accordingly, render and brick facings for the proposed dwelling was considered to be sympathetic to the adjacent buildings and

prevailing vernacular, to reduce the impact of the built form, while still providing some visual interest.

4.4 To accommodate the additional dwelling, it is proposed to slightly widen the entrance into the site to ensure adequate access and ingress for all vehicular users of the site, as well as providing sufficient visibility splays. It is pertinent to note that a dropped curb exists and currently supports the existing access into no1 Ribblesdale Avenue.

PLANNING POLICY CONTEXT

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that '*if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise*'. Said material considerations include any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2021).
- 6.2 The statutory Development Plan for the site comprises the Ribble Valley Borough Council Adopted Core Strategy (Adopted December 2014). This document establishes the vision, underlying objectives and key principles that will guide the development of the area to 2028.
- 6.3 An extract from the Districtwide Local Plan Map is provided. As can be seen from this map, the site falls within the urban boundary of Wilpshire and Salesbury, as per the adopted Core Strategy.

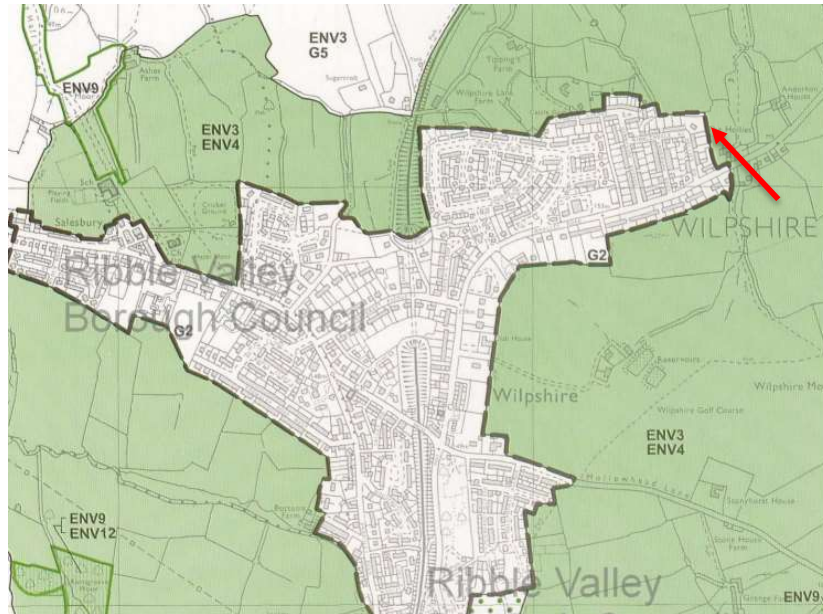


Figure 5: Extract from the Wilpshire and Salesbury (Insert 31) Local Plan Map

Adopted Core Strategy (Adopted 2014)

6.4 An overview of those planning policies as contained within the Development Plan considered most relevant to the principle of the proposed development is provided below:

- **Key Statement DS1: Development Strategy** – identifies the majority of new housing should be concentrated within the principal settlements of Clitheroe, Longridge, and Whalley. In addition to focusing development within Tier 1 Settlements including the sustainable village of Wilpshire.
- **Key Statement DS2: Presumption in Favour of Sustainable Development** – echoes Paragraph 11 of the NPPF, showing how the Council will favour proposals which reflect sustainable development.
- **Key Statement EN3: Sustainable Development and Climate Change** – clarifies that the Council will seek to ensure all development is sustainable in its design and building standards, in order to address climate change.
- **Key Statement EN4: Biodiversity and Geodiversity** – illustrates that the Council will seek to conserve and where possible, enhance the area's biodiversity and geodiversity to preserve habits and species.

- **Key Statement H1: Housing Provision** – demonstrates that the Council will put forward land for residential development, to ensure that they are able to meet their target of providing 5,600 dwellings by 2028.
- **Key Statement H2: Housing Balance** –highlights that new residential development should deliver a suitable mixture of housing to meet local identified needs.
- **Key Statement DMI2: Transport Considerations** – illustrates that new development should be located to minimise the need to travel, especially by personal vehicle. All new developments should have convenient access to public transport, as well as pedestrian and cycle routes.
- **Policy DMG1: General Considerations** – states that new development should be of a high standard, being sympathetic to its surrounds.
- **Policy DMG2: Strategic Considerations** – states that proposals within Tier 1 Settlement Villages identified to be sustainable settlements including Wilpshire should consolidate, expand or round-off existing development, in keeping with the surrounds.
- **Policy DMG3: Transport and Mobility** – states that proposals will be assessed against their availability and adequacy of public transport and associated infrastructure, to serve new residents.
- **Policy DME1: Protecting Trees and Woodlands** – illustrates that the Council seeks to protect existing trees and woodlands, specifically those of great quality, and whereby possibly, the Council expects new development to enhance the landscape.

Material Considerations

National Planning Policy Framework (2021)

- 6.5 The NPPF sets out the Government's planning policies for England and how these should be applied.

6.6 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

6.7 The NPPF sets out Government planning policies for England and how these are expected to be applied. **Paragraph 11** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.

6.8 Sustainable development is broadly defined in **Paragraph 8** of the Framework as having three overarching objectives:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.9 **Paragraph 15** shows that plans should address housing and economic needs within distinctive areas.
- 6.10 **Paragraph 20** states that strategic policies set out an overall strategy for the pattern, scale, and design quality of places, providing for the needs of all.
- 6.11 **Section 5**, 'Delivering a Sufficient Supply of Homes', demonstrates that one of the Government's central objectives is to increase the delivery of high-quality housing, which support the needs of local areas and relate to their surrounding context, with the Council providing sufficient provision of land for housing developments.
- 6.12 **Paragraph 60** of the Framework confirms the Government's objective of significantly boosting the supply of homes. It goes on to acknowledge the importance that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 6.13 **Paragraph 83** indicates that planning policies and decisions should recognise and address the specific locational requirements of different sectors.
- 6.14 **Paragraph 110** clarifies that in assessing specific applications for new development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be, or have been – taken up, given the type of development and its location. Later, at **Paragraph 111**, it is clarified that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.15 **Section 11** of the NPPF requires decisions to promote an effective use of land and requires decision makers to give substantial weight to the value of using suitable brownfield land for homes and other identified needs (**Paragraph 119**).

- 6.16 **Paragraph 126**, in relation to design, states that good design is a key aspect of sustainable development. This statement has considered the design principles in detail, ensuring that the proposed development is compliant with the requirements of the Framework in contributing positively to making places better for people.

Ribble Valley Borough Council Strategic Housing Market Assessment (SHMA) Report, December 2008

- 6.17 SHMA's are produced to assist in policy development, decision-making and resource-allocation. Ribble Valley Borough Council's most recent SHMA was adopted in December 2008.
- 6.18 The SHMA identified the need for Wilpshire to provide housing comprised of 3-4 bedrooms for families, accounting to 45 no. families needing housing in the area.
- 6.19 Furthermore, the SHMA notes that "Detached housing in rural and suburban parts of the borough is clearly in demand and commands high values" and therefore ***Ribble Valley Borough Council Strategic Housing and Economic Needs Assessment (SHENA) (April 2020)***
- 6.20 This document will be used by Ribble Valley Borough Council to inform the future review of its Local Plan. The SHENA presents evidence on the overall local housing need in Ribble Valley for the Council to draw upon in establishing its housing requirement in the emerging Local Plan. The assessment also separately considers how this overall need is segmented into a need for different types, sizes, and tenures of housing as well a more detailed consideration of the specific needs of individual groups in the local housing market.
- 6.21 This document concludes that there is an increase in the proportion of households requiring larger homes, with at least three bedrooms.

Ribble Valley Borough Council Wilpshire Housing Needs Survey (June 2014)

The aim of this document was to investigate the housing need for the parish of Wilpshire within Ribble Valley, based on 377 replies. Section 4.3 of this document shows that of the 377 respondents, 40% live in 4+ bedroom properties, while 58%

of respondents live in 2–3-bedroom properties. This evidences that larger properties are in demand locally.

PRINCIPLE OF THE DEVELOPMENT

- 7.1 Key statement H1 is focused upon housing provision, and it states that the Council needs to allocate enough land to accommodate for 5,600 dwellings over the planning period, which runs until 2028; this is the equivalent of 280 dwellings per annum. The proposed development is for the erection of a single dwelling, which would assist to address a portion of the identified need for new dwellings within Wilpshire.
- 7.2 Key Statement DS1 and Policy DMG2 of the adopted Core Strategy identifies 32 settlements where new development, including residential development, should be focused, these are referred to as more sustainable 'Tier 1' villages.
- 7.3 It is noted that the proposed development site lies within the Tier 1 village of Wilpshire, with the immediate surrounds of the site residential in their nature, while the site itself has an accepted residential use. The proposed development will help to expand and round-off development within the area, given the existing retaining wall which separates the settlement boundary from the Green Belt; thus, firmly establishing the Wilpshire settlement boundary.
- 7.4 The proposed development will appear as an infill development within the plot situated between the adapted existing dwelling within the site and the neighbouring semi-detached house at 3 Ribblesdale Avenue. The proposed layout of the site means that the topography is exploited to ensure the new dwelling has an entirely appropriate juxtaposition with the adjacent houses. The proposed dwelling, made as a full application, will occupy a portion of the existing land, and will be used solely by the applicant and her mother. As such, the proposed development will have no detrimental impact on the existing residents and reflects the requirements set out within Paragraph 119 to make an effective use of brownfield land for homes.
- 7.5 The proposed development is deemed logical and deliverable, with the applicant intending to create their 'forever home'. The proposal is subsequently supported by the NPPF intentions as set out within Paragraph 60, 83 and Section 5 for councils to support housing without unnecessary delay to boost the supply of homes.

Furthermore, the proposed development is wholly consistent with Key Statement DS1 and Policy DMG2, as well as Section 5 of the NPPF, given the proposed development would help to address the local housing needs.

- 7.6 Key statement H2 states that new residential developments should deliver a suitable mixture of housing types and styles to meet identified local needs. As aforementioned, the proposed development is for the erection of 1 new dwelling and these are accepted particularly in locations that are close to local services, such as the proposed development site.
- 7.7 The usage of the site for residential purposes is in line with the existing use and the surrounds of the site, with the land currently occupied by a single dwelling; therefore, evidencing the suitability of the area for residential uses. The proposed development is therefore a logical way to utilise the large plot an established residential area, in line with Key Statement DS1 and Policy DMG2, as well as the SHMA, SHENA, and Wilpshire Housing Needs Survey.

Sustainable Development

- 7.8 Key Statement DS2 echoes Paragraph 11 of the NPPF, establishing that the Council will favour development which reflect sustainable development. Considering the NPPF as a whole, it is important to note that Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it states that:

'Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).'

- 7.9 Regarding the economic objective, the development will bring a a new dwelling to Wilpshire, making suitable use of an existing large plot. The owners of the proposed development will also increase local spending power, using the array of services which Wilpshire has to offer, to the benefit of local businesses.

- 7.10 The locality and design of the proposed house supports the opportunities for future residents to live sustainably with access to local schools, jobs, and amenities within an attractive landscape.

7 Environmentally, the site has little ecological value and it is considered that the introduction of the additional dwelling will have minimal effect to the site's current environmental value. As a result of the development, the site will be appropriately remediated, therefore reducing any potential harmful pollutants from causing issues in the future which would otherwise not take place.

Overall Design and Layout

- 7.11 The design of this proposal has been carefully considered within the local context where possible, with the locality comprising a mixture of different styles, materials, sizes, and eras of dwellings.
- 7.12 It is proposed to use a mixture of materials that will be high-quality, durable, and sustainable for the development, that will reflect the character of the nearby dwellings and to be of similar appearance to the existing dwelling, while also adding visual interest to the site and the locality as a whole, in line with Policy DMG1 and Key Statement EN3.
- 7.13 The design of the dwelling seeking full consent is illustrated in the visualisations which supplements this proposal. It is evident within this plan that the proposed development is of a similar scale to the surrounding properties
- 7.14 The proposed development has been considered to be compliment with the NPPF through the design of the dwelling seeking full consent with regards to Paragraph 126 contributing to making the current dwelling a more accommodating for the applicant and to support sustainability to inhabit the site as their family grows.
- 7.15 In summary, the scheme has been designed in in accordance with the strategic policies, taking substantial considerations regarding the scale and design to utilise the opportunity to provide additional housing and a more accommodating dwelling for the applicant. The choice of materials and colour palette seek to complement and enhance the existing properties with close proximity to the site, reflecting a sense of local character.

Highways and Parking

- 7.16 Key Statement DMI2 and Policy DMG3 states that new development should be located conveniently to minimise the need to travel, specifically by personal vehicle, while sites should also have convenient access to public transportation links, as well as pedestrian and cycle links.
- 7.17 In this instance, the site is conveniently and sustainably located, with schools, colleges, leisure facilities, shops, and other services all within walking distance of the site; thus, adequately addressing the future needs and requirements of future occupants. The proposal therefore abides by Section 9 of the NPPF ensuring appropriate opportunities to promote the use of sustainable transport modes due to its notable location within a sustainable Tier 1 settlement.
- 7.18 The proposed development also includes allocated car parking, through the provision of an integrated garage at the ground floor of the proposed dwelling, which will provide the applicant ease of access to the vehicles that is safe and secure.
- 7.19 Moreover, the proposed development intends to utilise the existing access into the site, adapted to allow for safe and convenient ingress and egress for two vehicles. The site benefits from a dropped curb, whilst the plan illustrates the applicants' intentions to widen the entrance slightly to ensure safe visibility entering and exiting the site for residents. It is not envisioned that additional dwelling at the site will generate an unacceptable amount of movement and traffic on the surrounding residential roads.
- 7.20 The proposal is consequently perceived to be in line with Key Statement DMI2 and Policy DMG3. Moreover, the NPPF 111 confirms the subsequent satisfaction of these policies presents an acceptable impact on highway safety and the road network and therefore should not be refused on highways grounds.

Environmental Matters

- 7.21 It is considered that the development has considered environmental matters appropriately. Policy DME1 aims to protect existing trees and woodlands, and where possible enhance them.

- 7.22 Key Statement EN4 aims to conserve and where possible, enhance biodiversity and geodiversity. The proposed garden which is to the north east of the house at the lower level will maintain the shrubbery border to no 3 Ribblesdale Avenue and have a field fence with low planting to the northern boundary. Supplementary planting and a low timber fence will be incorporated along the boundary to the existing dwelling and will all be attractive and practical, providing an overall improvement in regard to biodiversity and geodiversity, reflective of the applicants desires to continue to benefit from the landscape's admirable views through a design which is sympathetic to the surrounding landscape in line with Policy DMG1.
- 7.23 The application site is currently underutilised, given its large site area highly accessible location and major benefits that could accrue from its development. The site is within the settlement boundary and contains an existing large residential unit, with the proposals representing the sustainable redevelopment of the site, with a much greater efficiency in terms of land use.
- 7.24 Consideration has been given to the impact of the development on the built and natural environment and it is not considered that the development would give rise to any unacceptable impacts on the local highway network and matters of waste, car parking, flood risk, drainage, ecology, trees, and sustainability are all well considered.
- 7.25 Moreover, it has been demonstrated that the proposed development is fully consistent with relevant Development Plan policy and would be clearly consistent with the thrust of the NPPF policy, particularly in terms of sustainable development and representing an effective use of land. In terms of economic benefits, the proposal would make a positive contribution to the local economy during the construction phase and upon occupation by the applicant. An additional social benefit includes the enhancement of the existing resident's quality of life as outlined in the applicant statement.

CONCLUSION

- 8.1 The principle of the proposed development is considered acceptable, representing the redevelopment of a site with an existing residential use, within a highly sustainable Tier 1 location in the settlement boundary of Wilpshire.
- 8.2 The proposed development has been designed to be sensitive to local character and recognises the scale and palette of materials evident in the area. Consideration has been given to the impact of the development on the neighbouring properties and the built and natural environment and it is not considered that the development will give rise to any unacceptable impacts on the local highway network and matters of waste, ecology, flood risk, drainage, trees, and sustainability are all well considered.
- 8.3 Moreover, it has been demonstrated that the proposed development is fully consistent with all aspects of the Development Plan and would be clearly consistent with the thrust of the NPPF policy, particularly in terms of sustainable development and representing an effective use of allocated and sustainably located land.
- 8.4 Given the above, the proposed development is considered acceptable and be considered as an acceptable proposal by RVBC.







