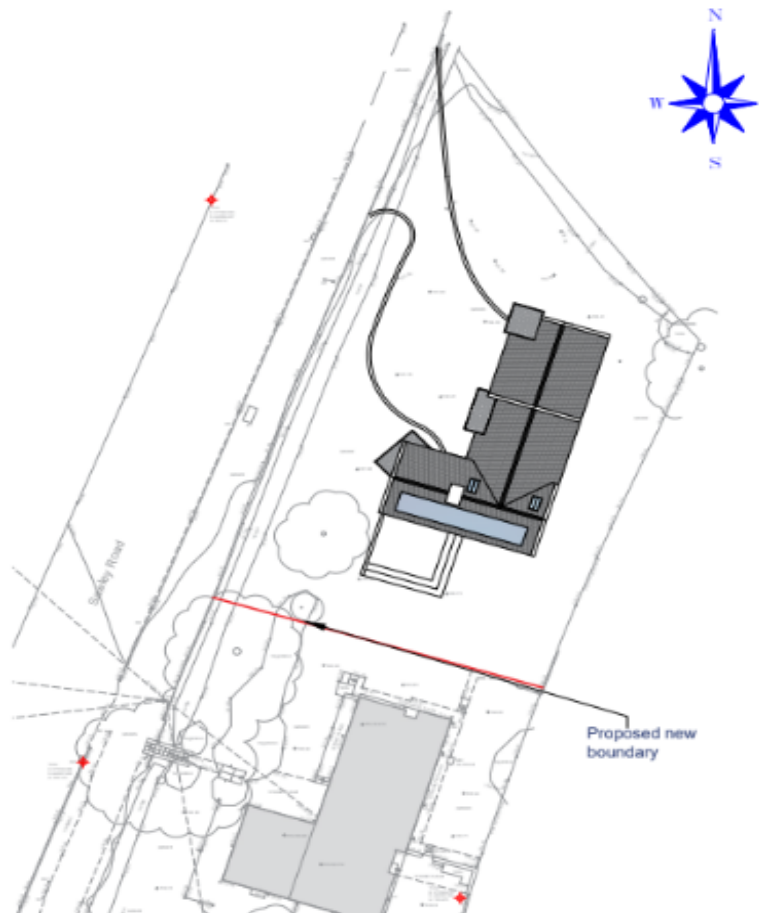


SUPPORTING PLANNING STATEMENT

30th April 2023

Proposed new dwelling



AT: LAND TO THE SIDE OF No 3 GRINDLETON VIEW, CHATBURN

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Clive Bradley



CONTENTS

1.	Introduction	Page 3
2.	The Application Site	Page 3
3.	Proposed Development	Page 4
4.	Planning Policy Context	Page 5
5.	Assessment	Page 8
6.	Conclusion	Page 11

1. INTRODUCTION

- 1.1. The following planning statement has been prepared in support of an application for the erection of a dwelling at land to the side of No 3 Grindleton View, Chatburn.

2. THE APPLICATION SITE

- 2.1. The site comprises part of the existing garden of No 3 Grindleton View, Chatburn. The site is located on the north edge of the village of Chatburn. The host dwelling is located to the south of the application site and is served by a short cul-de-sac, Grindleton View.
- 2.2. The site fronts onto Sawley Road and a roadside hedge forms the western boundary. To the north of the site and further west on the opposite side of Sawley Road is open countryside and to the east is a railway line. The site is well enclosed by hedges on all sides apart from the southern boundary, which is adjacent to the host dwelling.

3. PROPOSED DEVELOPMENT

- 3.1. The proposed development is for the erection of a detached dwelling. The dwelling will be located in line with the host dwelling, with a frontage onto Sawley Road and set back from the road. The proposed access will be onto Sawley Road and located in the north west corner of the site.
- 3.2. The proposed dwelling will comprise a basement, ground floor and a first floor. The basement area will accommodate a double garage, a bedroom and an en suite. The ground floor will consist of two bedrooms, a lounge and kitchen/dining room. The first floor will consist of a further bedroom.
- 3.3. The proposed dwelling will have the appearance of a split level single storey dwelling as the front elevation, shown below illustrates.

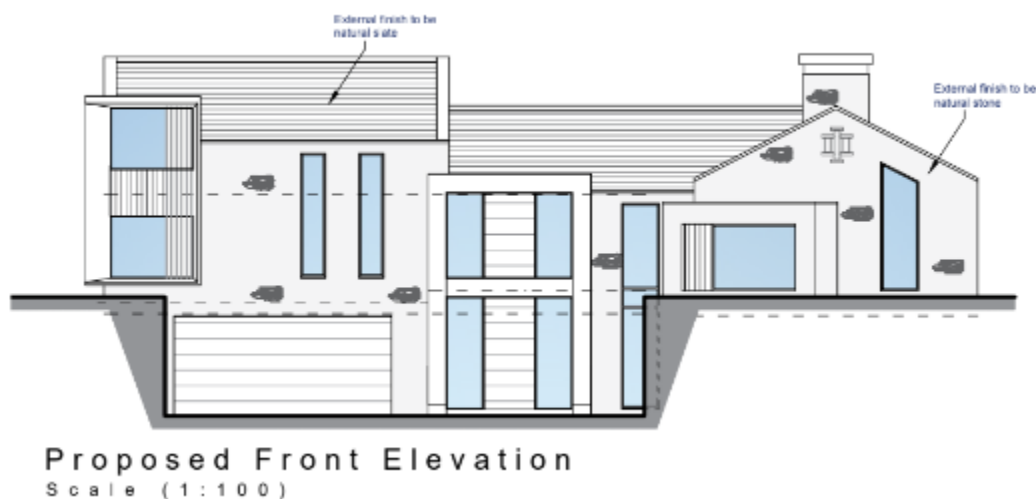


Figure 1: Proposed front elevation

4. PLANNING POLICY CONTEXT

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) (2019).

4.2. NPPF

- The National Planning Policy Framework (“the Framework”) sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Also, it states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).

4.3. Ribble Valley Core Strategy 2014

- The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028.
- The site forms part of a garden of an existing dwelling located within the settlement boundary of Chatburn. The site is located within the village boundary as the extract of the proposals map shows below. The site is highlighted.

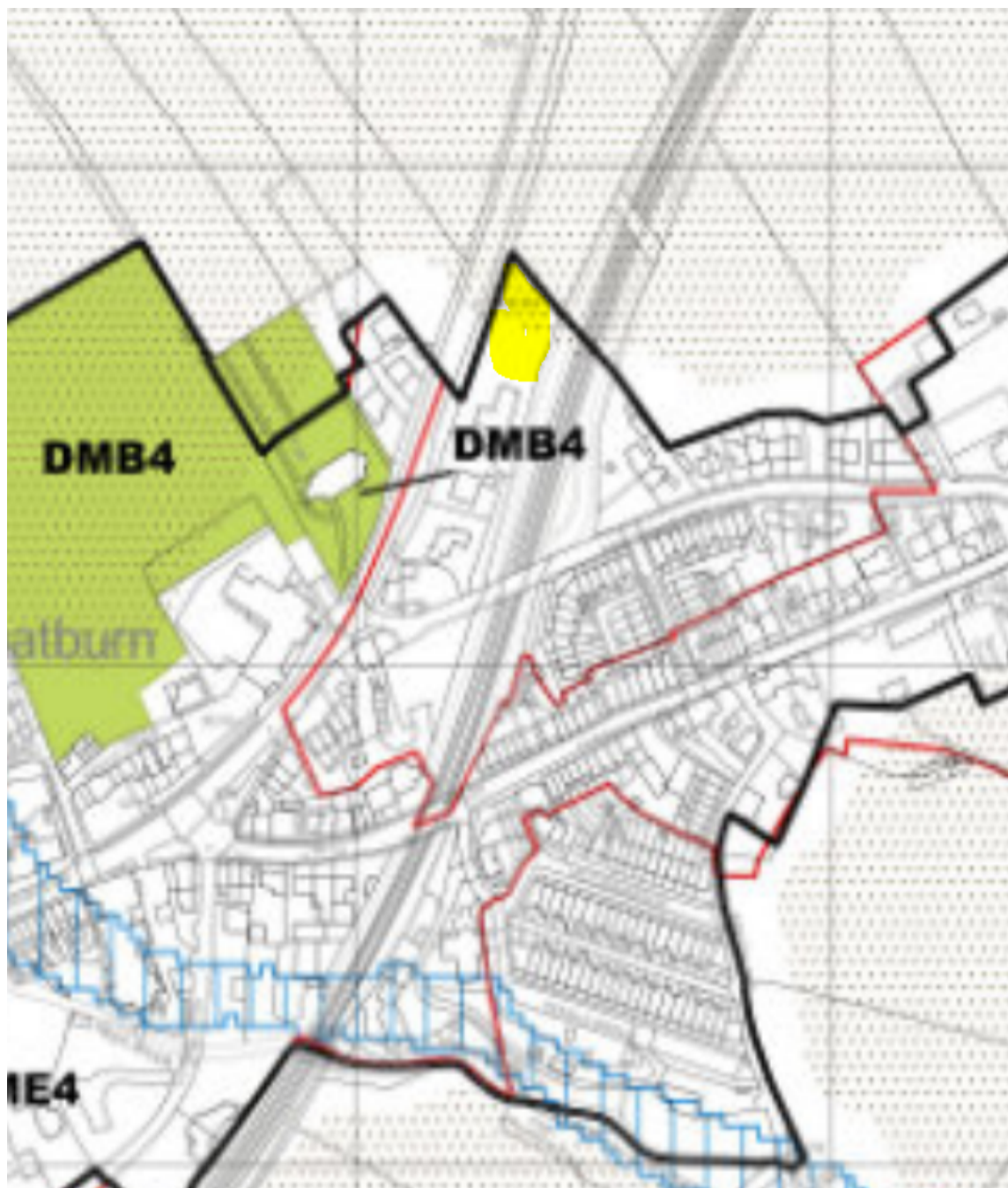


Figure 2: Extract of Chatburn Proposals map.

- The following policies are relevant to the application
 - Key Statement DS1 – Development Strategy
 - Key Statement DS2 – Presumption in Favour of Sustainable Development
 - Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility

- Key Statement DS1 seeks to focus development in the principal settlements and Tier 1 villages such as Chatburn.
- Key Statement DS2 - (Presumption in favour of sustainable development) – states that the Council will take a positive approach working proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and secure development that improves the economic, social and environmental conditions of the area.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.
- Policy DMG3 - (Transport and mobility). The availability and adequacy of public transport and associated infrastructure will be considered in making decisions in planning applications.

5. ASSESSMENT

- 5.1. The Framework states in Paragraph 11c) that local planning authorities should approve development proposals that accord with an up-to-date development plan without delay. Although the Core Strategy is somewhat out of date, the principles of its development strategy appear to be compliant with the Framework. Given the site is located within the settlement boundary, the principle of development is considered acceptable as it is in accordance with the development plan.
- 5.2. Paragraph 69c) of the Framework supports the development of windfall sites through their policies and decisions by giving great weight to the benefits of using suitable sites within existing settlements for homes. The site is a small windfall site which can make a modest contribution to the Councils housing supply and given it is located within the settlement, great weight should be given to supporting this proposal.
- 5.3. Paragraph 120d) of the Framework promotes and supports the development of under-utilised land and buildings. The site forms part of a large garden, which is under utilised and therefore this provides further support to the development of this site.
- 5.4. The Council's Core Strategy at Key Statement DS1 focuses development in the principal settlements and larger villages of which Chatburn is one. The site is identified in the settlement boundary and therefore the principle of development is acceptable as it accords with the Planning Framework and the Councils development strategy.
- 5.5. Policy DMG1 of the Ribble Valley Core Strategy states that all development must 'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style' and 'not adversely affect the amenities of the surrounding area'.
- 5.6. The character of the area is primarily residential and forms the northern part of Chatburn. When entering the village from the north along Sawley Road, the church is prominent on the skyline, hedgerows form the boundary either side of the land with open views to the west across the countryside. On the eastern side the site is largely hidden by the roadside hedge and the upper part of the host dwelling is visible.
- 5.7. The proposed development will be of a similar height to the host dwelling. The streetscene plan shown below illustrates that the height and massing will be similar. Despite the dwelling having a modest basement and first floor it creates the impression of a chalet style dwelling similar to its neighbouring host dwelling.

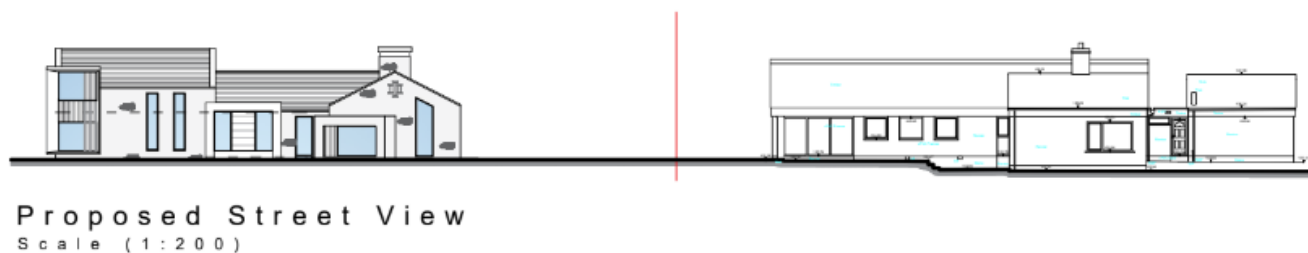


Figure 3: Proposed street view of dwelling and neighbouring host dwelling

- 5.8. The proposal would include the formation of an access point at the north western corner of the site. However, the majority of the roadside vegetation would remain so that views of the dwelling from public vantage points would be limited, given the boundary hedge and the low profile of the dwelling. The character of the area would largely remain unchanged with the retention of the majority of the roadside hedge and it is therefore considered the proposal accords with the provisions of Policy DMG1.
- 5.9. The site is located in relative close proximity to Chatburn conservation area. The listed church is located approximately 80 metres to the south west of the site and the conservation area extends further north on the western side of Sawley Road to include two stone properties located on the other side of the road opposite the site. Furthermore, the conservation area appraisal describes two important viewpoints taken from Sawley Road directly in front of the site looking west across the open countryside. The conservation area appraisal map is shown below, which shows the extent of the conservation area and the viewpoints.

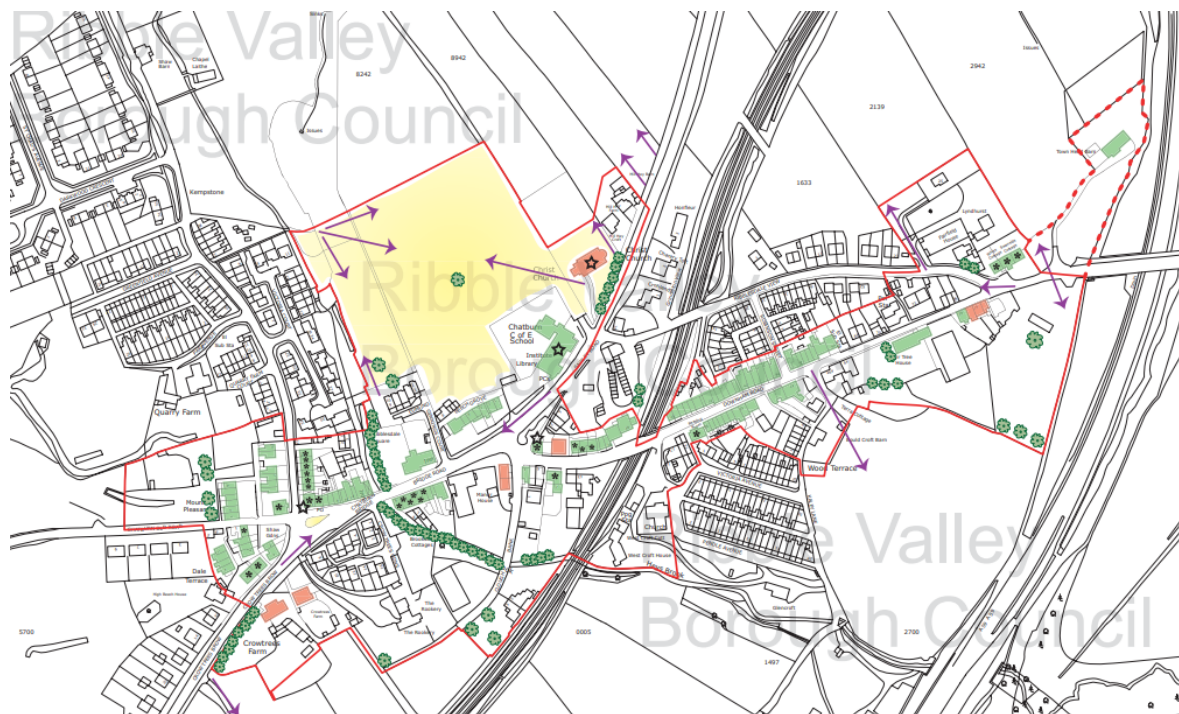


Figure 4: Conservation area plan for Chatburn

- 5.10. The proposed development would have no impact on the protected views looking west from Sawley Road as the dwelling would be located to the east of the road. Given the roadside vegetation and the separation created by the road, the proposed dwelling would have a neutral impact on the conservation area. Furthermore, the site is separated from the listed church by some distance, with intervening vegetation and buildings and therefore it would have no impact on its setting.
- 5.11. The proposed dwelling would be sited alongside the host dwelling and given there are no other dwellings in close proximity to the site it would not raise any residential amenity concerns. The resultant garden area for the host dwelling would be sufficient to serve the residents of this dwelling.
- 5.12. The proposed access would be onto Sawley Road at a point where the road is subject to a 30mph limit and therefore the proposal provides sufficient visibility, which would not lead to a harmful impact on road safety. The site is sufficient to accommodate the necessary parking provision generated by the dwelling. Furthermore, the site is located within a sustainable location with a bus stop located just to the south of the site.

6. CONCLUSION

6.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,

‘The determination must be made in accordance with the plans unless material considerations dictate otherwise.’

6.2. The proposed development complies with relevant development plan policies as well as the Framework and is a form of sustainable development. There being no material considerations which would dictate otherwise, we respectfully request that planning permission be granted.

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