
Planning Supporting Statement of Case

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This statement is made in support of a detailed planning application submitted to Ribble Valley Borough Council by Younus Khan, Architectural Consultant; for the erection of a replacement detached dwelling at Sunnyside, Barker Lane, Mellor. BB2 7EE.

1 Site Location

- 1.1 The application site sits at the rear of two existing properties [Clementina and The Croft] and comprises an existing detached single storey dwelling situated within an extensive residential curtilage. The current property, together with the existing site curtilage, is in a semi-derelict state. The dwelling has been unoccupied for a period of time; it is neither sustainable nor would it be building regulation compliant to attempt to renovate the dwelling. There is a pedestrian access to the property directly from Barker Lane; vehicular access is gained from Long Row where there is an unfettered right for vehicular parking for the occupiers of the dwelling. Sunnyside is one of at least 20 residential properties located within a radius of 100m from the application site all of which sit within the Green Belt.
- 1.2 The whole of the application site sits within the Green Belt as defined in the Core Strategy.
- 1.3 All mains services are available and serve the site; public utilities serve the site.

2 Planning History

- 2.1 There is no specific history attached to the application site. A review of the records held within the Borough Treasurer's Council tax section reveals that there has been a residential property on the application site for a significant period of time and it was probably in situ when the Green Belt boundary was first designated.

3 The Proposal

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- 3.1 The proposal seeks consent for the demolition of the existing dwelling and its replacement with a single storey contemporary bungalow. The footprint of the new dwelling will be approximately 30% larger than the existing one. There will be no change to the extent of the existing and substantial curtilage boundaries.
- 3.2 The full details of the proposal are set out in the application form and plans provided by Younus Khan.

4 Planning Policy and Guidance

- 4.1 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 development plan comprises the adopted Ribble Valley Core Strategy.

Relevant Core Strategy policies

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EN1 – Green Belt

Policy DMG1 – General Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

Chapter 2 achieving sustainable development

Chapter 5 delivering a sufficient supply of homes

Chapter 8 promoting healthy communities

Chapter 9 promoting sustainable transport

Chapter 11 making effective use of land

<i>Chapter 12</i>	<i>achieving well designed places</i>
<i>Chapter 13</i>	<i>protecting Green Belt land</i>
<i>Chapter 14</i>	<i>Meeting the challenge of climate change, flooding and coastal change</i>
<i>Chapter 15</i>	<i>Conserving and enhancing the natural environment</i>

National Planning Practice Guidance (NPPG)

5 Planning Policy Appraisal–Ribble Valley Core Strategy

A The Principle of development–Key Statement EN1–Green Belt

- 5.1 The application site, Sunnyside, is a long established residential dwelling sitting within a substantial residential curtilage. This property, together with approximately 20 others all on the west side of Barker Lane, form a long established residential enclave that is very clearly not restricted solely to a “ribbon” of development along the frontage of Barker Lane. All of the existing residential properties on the west side of Barker Lane sit within the Green Belt.
- 5.2 The application site sits comfortably within an existing and long established residential enclave that is within the Green Belt. The proposal will not extend the limits of development in this part of the Development Plan area nor will it introduce or create a new residential land use! The development curtilage is long established and will not alter as a result of the application proposal; it cannot be the case that the proposal amounts to an unwarranted incursion into the Green Belt as defined. This is material, relevant and pertinent in that, if the planning authority considers that the principle of the development is contrary to key statement EN1, then they are clearly of the view that the application proposal per se, is inappropriate development, harmful to the Green Belt and must be refused. That cannot be the case in law for the reasons already expressed elsewhere in this statement that relate to the lawfulness of the residential use of the site within the Green Belt. It is respectfully submitted that the application proposal does not compromise in any way, the integrity of Key Statement EN1 of the adopted Core Strategy insofar as that key

statement relates to the purposes of the Green Belt, of maintaining the Green Belt and of including land within the Green Belt.

- 5.3 Further, the proposal will not compromise the integrity of Key Statement DS1 – Development Strategy; Key Statement DS2 – Sustainable Development; Key Statement DMI2 – Transport Considerations for the very reasons set out in 5.1 and 5.2 above.

B Policy DMG1 – General Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME3 – Site and Species Protection and Conservation

- 5.4 Turning to the above policies within the Core Strategy, it is considered that the proposed built form of the proposed dwelling is proportionate in terms of scale, size and footprint. This is complimented by the use of appropriate materials. Given the nature of the immediate area that surrounds the site, it is considered that the dwelling is appropriately located on the footprint of the existing dwelling albeit a slightly extended footprint. The proposed dwelling will retain its single storey status and, as a consequence, will have no adverse effect upon the overall landscape character of this part of the designated Green Belt. Whilst it is clearly evident that the site has no open frontage affording views, appropriate mitigation measures in the form of landscaping respecting the topography of the site can be improved and this will ensure that the dwelling will sit comfortably within the landscape without being prominent or intrusive. Indeed, it will be noted from the submitted plans prepared by Younus Khan that the dwelling sits very comfortably between the other properties in the immediate vicinity. In terms of siting/massing/footprint, the dwelling is proportionate, will be inconspicuous and entirely appropriate in terms of its design, external appearance and site orientation.
- 5.5 Utility services are already located immediately adjacent to the site and in this regard, the development is wholly sustainable.
- 5.6 It is respectfully submitted that the Core Strategy supports the proposal in terms of its development strategy and sustainable development policies and objectives.

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- C **Policy DME1** **Protecting Trees & Woodland**
 Policy DME2 **Landscape and Townscape Protection**

5.7 The application proposal will sit comfortably within the existing and established residential enclave that has clearly been created over a period of time; no landscape features of any note are being removed or are adversely affected by the proposal. It is respectfully submitted that the Core Strategy supports the proposal insofar as it relates to landscape and townscape protection and the protection of trees and woodland.

D National Planning Policy Framework (NPPF)

Chapter 2 achieving sustainable development

Chapter 11 Making effective use of land

Chapter 12 achieving well designed places

Chapter 13 protecting Green Belt land

Chapter 15 Conserving and enhancing the natural environment

Chapter 13 Protecting Green Belt land

5.8 Chapter 137 states that The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The application proposal cannot and does not compromise this basic Green Belt Policy. Sunnyside is an existing dwelling sited within a substantial residential curtilage within the Green Belt. The dwelling is in an extremely poor state of repair. The proposal is to replace that dwelling with a new one. The proposal does not affect the integrity of the Green Belt nor the purposes thereof.

5.9 Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.10 It is considered that the application proposal can rightly be considered as falling within the ambit of sub-paragraph [d] above. The proposal is to replace an existing dwelling with a new one albeit on a slightly larger [30% increase] footprint.

5.11 The proposal is very clearly sustainable development and there is, therefore, a presumption that the planning application should be approved. The development is making effective use of land in that the proposal lies within an enclave of residential development and the proposal is to replace an existing dwelling. The design and external appearance of the dwelling is entirely appropriate for the site and surrounding area. The proposal will not cause harm to the natural environment;

existing landscaping is not adversely affected and areas of new planting are proposed.

5.12 In the context of the site being within the defined Green Belt, both the NPPF and the Core Strategy are in harmony. In the context of Green Belt policy, it is respectfully submitted that the proposal meets the established test for appropriate development within such a designation. The dwelling, though contemporary, will not be prominent in the landscape; it will be constructed in modern but entirely appropriate materials that will complement the surrounding landscape and other dwellings within the immediate locality and all within the Green Belt. The built form of the dwelling is proportionate in terms of scale, size and footprint. It is submitted that the proposal meets the test set down in The Framework

6 Conclusions

6.1 This planning application seeks detailed consent from Ribble Valley Borough Council for the erection of a detached replacement dwelling of contemporary design on a site that clearly forms part of an established pattern of residential development on Barker Lane, Mellor. The site lies within the Green Belt as in the Core Strategy.

6.2 Younus Khan has been involved in this project from its inception. The detailed submission, together with the plans and supporting documents, sets the whole context of the proposal particularly insofar as it relates to the issues raised. Further, and in this specific regard, the proposal does not compromise the integrity of the Green Belt designation.

6.3 It is respectfully submitted that the application proposal is fully in compliance with the overall aims and objectives of the Ribble Valley Core Strategy and the National Planning Policy Framework. It is considered that this application submission has identified the issues raised in the Core Strategy and Framework and addressed them and that no technical or environmental constraints now exist which would weigh against the proposal. It is submitted that the development should be supported and approved with appropriate planning conditions as identified elsewhere in this statement.

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August 2023