

Planning, Design and Access Statement

Land Adjacent to Hawthorn Cottage,
Slaidburn Rd, Newton-in-Bowland, Clitheroe
BB7 3EB

Proposed demolition of former Estate
Workshop and erection of 1 no. self-build,
two-storey detached dwelling.
(Resubmission of Application 3/2022/1094)

Job No: 20/L/001

Version: 1.1

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Contents

- 1 | Introduction
- 2 | Site Characteristics
- 3 | Application Proposal
- 4 | Planning Policy
- 5 | Planning Considerations
- 6 | Summary

1. Introduction

- 1.1. This Statement has been prepared by JWPC Chartered Town Planners on behalf of our client, Mr Martyn Schofield, for the regeneration of the application site, land adjacent to Hawthorn Cottage, Slaidburn Road, Newton-in-Bowland.
- 1.2. The application site is currently used as an industrial workshop building and associated storage yard. The application proposes to replace the existing buildings on the site with an attractive new build dwelling to house the applicant and his family who have local ties to the area. The proposed new build dwelling will greatly improve the visual and neighbourhood amenity at the site by replacing the existing industrial use with residential.
- 1.3. This application is a resubmission of Planning Application 3/2022/1094. It seeks to address the matter of housing strategy and is now expressly presented as a 'self-build' proposal for the applicant (who remains on the Local Planning Authority's Self-Build Register). It's design has also been amended to reflect the concerns of officers.
- 1.4. The application is supported by the following documents:
 - Existing and Proposed Plans by Sunderland Peacock Architects
 - Bat Survey
 - Tree Survey
- 1.5. This Statement will provide an overview of the site background and the application proposals and will review the details of the relevant planning policy and concludes that the development should be supported.

2. Site Characteristics and History

- 2.1. The site is a single storey building which has been used by the current owner as a commercial workshop for many years. The whole site is used in association with the workshop and is used to store tractors, trailers and other such equipment. The planning history at the site dates to 1948 (LPA Ref BO28) and refers to the building as an estate workshop, for the purposes of storing estate materials for joinery work. The site has an existing access gate off a private driveway which is shared with the other adjacent residential dwellings. The building and site as existing do not offer a good visual amenity to the area.



- 2.2. The site is located within Newton-in-Bowland, in the northern part of the settlement, off Slaidburn Road. The site is adjacent to the existing dwellings of Hawthorn Cottage and College Cottages and there is a public car park and footpath opposite the site which serves the wider settlement.
- 2.3. The site is well related to the settlement of Newton-in-Bowland which has a strong community with a village hall, primary school and public house. It is identified within the Core Strategy as being a Tier 2 settlement, it is also within the Forest of Bowland AONB. Although Newton has a designated Conservation Area, the site (along with Hawthorn Cottage and College Cottages) has been excluded from the Conservation Area Boundary.

3. Application Proposal

- 3.1. The application is for the erection of 1 dwelling to replace the existing buildings on the site. The dwelling has been designed by Sunderland Peacock Architects and is well proportioned on the plot. The building will be built in line with the neighbouring dwellings in order to provide a more attractive street scene and protect privacy and reduce overlooking.
- 3.2. Whilst the applicant has been registered on Ribble Valley's Self-Build Register for a number of years, the previous application was not expressly submitted as a self-build proposal as it was considered acceptable on its merits as a family dwelling when assessed against Local Plan policies. However, in light of the recent refusal citing a lack of compliance with Key Statement DS1 and Policy DMG2 in particular. The latter expressly states that proposal for local needs housing with meets an identified need will be supported. Given the requirement by the applicant for a self-build dwelling in Newton and the fact he has been registered for 2 years on the Self-Build Register, there is a clear housing need that this proposal seeks to meet.
- 3.3. The application has also been amended to take into account the concerns about the design, scale, bulk and massing of the house. It has been reduced in scale through the removal of the front and rear gables projections, resulting in a more traditional and modest rectangular plan form to the house. Consequently, the front and rear elevations are of a less 'fussy' appearance with the front adorned with a simple canopy porch. Furthermore, the previous car port with a room over has been reduced in scale to act purely as a covered space for parking a single car – a function essential for a rural location such as this. Elsewhere the projecting chimney stacks have been omitted and gables are of a single plane. The amount of glazing has been considerably reduced and the first floor rear balconies have been removed entirely and replaced with far simpler smaller window openings.
- 3.4. The dwelling will benefit from a private driveway including 2 parking spaces and a car port. The rear of the dwelling will have a patio and garden space (full landscaping to be confirmed by condition).
- 3.5. The dwelling has been designed to be in-keeping with the surrounding area, in a semi-rural style and will be built from an attractive mix of natural stone and K-render with Cedral fibre

cement cladding boards and oak posts to compliment the dwellings and other built form in the surrounding area. The roof will covered in natural slate.

- 3.6. The new dwelling will benefit from 4 bedrooms, 1 en-suite bathroom and a family bathroom. The living areas and bedrooms are well proportioned, and the dwelling will meet the national space standards for new development.
- 3.7. The site will be accessed from Slaidburn Road using the existing access driveway which serves the three dwellings at Hawthorn House and College Cottages. The main access to the highway is shared with the public car park in Newton and it is considered appropriate and safe to serve 1 additional dwelling.

4. Planning Policy

Ribble Valley Borough Council Core Strategy 2008-2028

- 4.1. The Core Strategy was adopted in December 2014 and provides a framework for development in the Borough until 2028. The document is split into sections, with the first section providing a strategic vision and following this a delivery strategy is set out.
- 4.2. Key Statement DS1: Development Strategy sets out a settlement hierarchy for the district, Newton-in-Bowland is identified as being a Tier 2 settlement where development will need to meet proven local needs or deliver regeneration benefits.
- 4.3. Key Statement EN2 sets out that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials.
- 4.4. Other Core Strategy Key Statements which are relevant to this development proposal include EN3 which seeks to achieve sustainable development through design principles and BREAM standards; EN4 which states that new development should ensure the protection of habitats and biodiversity; and EC1 which provides general strategic policies for business and employment, the Key Statement confirms that proposals resulting in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.
- 4.5. Key Statement DMG1 provides general considerations for all new development and includes detailed policy on matters such as design, access, amenity, environment and infrastructure.
- 4.6. Key Statement DMG2 relates to Strategic Considerations and sets out that development in Tier 2 villages must meet at least one of the listed considerations including the development is for local needs housing which meets an identified need or the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated. The policy also references development in the Open Countryside which will be required to be in

keeping with the character of the landscape and the special qualities of the area. The policy confirms that where possible new development should be accommodated through the reuse of existing buildings.

- 4.7. The policy goes on to reference development in the AONB and states in protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation.
- 4.8. Key Statement DMH3 follows this and provides policy for dwellings in the Open Countryside and AONB which will be limited to a number of scenarios. This includes residential development which meets an identified local need; the appropriate conversion of buildings to dwellings; or the rebuilding or replacement of existing dwellings. Key Statement DMH4 provides further information for the conversion of barns and other buildings to dwellings and lists a number of criteria that will need to be considered before planning permission will be granted. The policy ensures that the new dwelling is not isolated in the landscape (i.e. it is within a defined settlement), the dwelling can be serviced with utilities without unnecessary expenditure; there would be no materially damaging effect on the landscape qualities of the area; and there would be no detrimental effect on the rural economy.

National Planning Policy Framework

- 4.9. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. At the heart of the framework is a presumption in favour of sustainable development that should be applied in decision-taking. The current iteration of the Framework continues to place the requirement to achieve sustainable development at the heart of the planning system. This means achieving three 'overarching objectives': economic, social and environmental.
- 4.10. Paragraph 10 confirms that there is a firm presumption in favour of sustainable development. This principle is enshrined within Paragraph 11, which for decision-taking means:

- Approving development proposals that accord with an up-to-date Development Plan without delay; or
- Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, grant planning permission unless:
 - I. Policies in the Framework for the protection of areas or assets provide clear reason for refusal; or:
 - II. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 4.11. Where Paragraph 11 d.) 1. refers to policies in the Framework that protect areas or assets, these are defined in Footnote 6 as: habitat sites and/or designated Sites of Special Scientific Interest (SSSIs), Green Belt, local green space, AONBs, a national park or a defined heritage coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.
- 4.12. Paragraph 12 confirms that although the statutory status of the Development Plan normally takes primacy in the decision-making process. Local Planning Authorities may take decisions that depart from an up-to-date Development Plan *‘if material considerations in a particular case indicate that the Plan should not be followed’*.
- 4.13. Chapter 4 of the Framework relates to decision-making and requires Local Planning Authorities to approach decisions in a *‘positive and creative way’*; it states that decision-makers at every level should seek, where possible, to approve applications for sustainable development.
- 4.14. Section 5 of the Framework sets out the Government’s objective to significantly boost the supply of homes. It is set out in Paragraph 60 that in order to support this objective, it is important that a sufficient amount and variety of land can come forward where it is needed.

- 4.15. Paragraph 62 requires local planning authorities to plan for the housing needs for different groups in the community. Groups can include *‘people wishing to commission or build their own homes’* as defined by the Self Build and Custom Housingbuilding Act 2015.
- 4.16. Paragraph 69 confirms that small- and medium-sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. Part (c) of the paragraph states that LPAs should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.17. Paragraph 78 refers to rural housing and states that housing should be located where it will enhance and maintain the vitality of rural communities. The paragraph states that where there are a group of smaller settlements, development in one village may support service in a village nearby and that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.18. Paragraph 176 relates to AONB’s and states that the scale and extent of development in these designated areas should be limited and great weight should be given to conserving and enhancing landscape and scenic beauty. When considering proposed development within the AONB decision makers should take account of any detrimental effect on the environment, the landscape and recreational opportunities. The need for the development should also be considered, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy. Finally, the cost of and scope for developing outside the designated area or meeting the need for it in some other way should also be a consideration.

Forest of Bowland AONB Management Plan (2019-2024)

- 4.20. This document explains the background of the Countryside and Rights of Way Act (2000), particularly section 82 which reaffirms that the primary purpose on AONBs is to conserve and enhance natural beauty and Section 85 places a statutory duty on the relevant authorities to *have regard to the purpose of conserving and enhancing the natural beauty* of AONBs. In addition to this The Act also sets out an obligation for relevant authorities to “seek to foster the economic and social well-being of local communities”. As such, it is confirmed later in the Management Plan (page 20) that the purpose of AONB designation is to conserve and enhance the natural beauty of the area, whilst having regard to the social and economic needs of landowners, farmers and communities.
- 4.21. The Management Plan outlines an integrated vision for future development of the AONB, based on a high level of shared aspirations for the area, taking into account relevant international, national, regional and local policies.

5. Planning Considerations

Principle

- 5.1. The site was formerly used as a small workshop and yard which is an historic use dating back to 1948. The building and land have been sold due to retirement of the previous owner and the proposed development is therefore not considered to cause any loss of employment or detriment to the local economy. Furthermore the site is not identified as employment land in the Local Plan and so there will be no loss of strategic employment land as a result of this proposal. The proposal can therefore be considered as satisfying Key Statement EC1 which supports the redevelopment of existing employment land if there will be no adverse impact on the local economy.
- 5.2. The site is located within the defined settlement boundary of Newton, a tier 2 settlement, and due to the historic use of the site the land can clearly be described as brownfield. Moreover, it is believed that the building contains asbestos and thus its removal considered an environmental gain.
- 5.3. The replacement of the existing buildings and use with a residential dwelling will have a positive impact on the surrounding area, including the visual amenity and the neighbourhood amenity.
- 5.4. The reuse of this previously developed site is in accordance with Key Statement DS1 that states within Tier 2 settlements, development is acceptable if it meets regeneration needs.
- 5.5. The existing industrial use of the site falls within Use Class E (g) and could lawfully be occupied for a broad range of uses without the need for prior consent by the Local Planning Authority. The use of this site as a residential dwelling is preferable over the existing use. Clearly, a retail or leisure-based use here would have a detrimental impact on neighbours in terms of noise and disturbance. Such uses could not be controlled by planning condition. This fall-back position is material to the assessment of this application.
- 5.6. It is also in line with Key Statement DMG2 which encourages the re-use of existing buildings 'where possible'. The Applicant considers that the replacement of this building would be more

preferable for this site as it would allow a better design, less impact on the AONB, a more attractive street scene and less overlooking to neighbouring dwellings. It would also serve to meet the requirements of the applicant who is seeking to develop a self-build dwelling.

Landscape and Visual Impact

- 5.7. The existing industrial building and associated storage yard make a negative contribution to the surrounding area, within the AONB. The existing site is clearly previously developed and lies within the defined settlement of Newton i.e. the settlement boundary was consciously drawn during the Local Plan preparation to encompass the application site. The settlement boundary runs across the rear curtilages of the application site, Hawthorn Cottage and College Cottages in a north-east/south-west axis and thus it is reasonable to conclude that the Local Planning Authority, in conjunction with the community, consider that it is a less sensitive location than open countryside and that a degree of redevelopment is acceptable in principle. The site lies outside the Newton in Bowland Conservation Area.
- 5.8. The proposed dwelling is of a scale commensurate with other dwellings in the village and other villages within the Ribble Valley. It is a two-storey, four-bedroom dwelling of a simple rectangular form with ancillary features of a small porch and a covered car port being open sided and thus reducing the overall bulk of the structure. In light of the previous refusal on the site, which cited the 'fussy' nature of the design of that proposal, this scheme has been simplified to better reflect those adjacent dwellings. Smaller window openings and chimneys ensure consistency with the broader built character of the area.
- 5.9. The redevelopment of this land will not cause any harm or loss to the scenic beauty of the Forest of Bowland. The proposed development will contribute positively towards the character of the area by incorporating sustainable design principles and materials which are reflective of the local vernacular. It is therefore considered that the proposed development supports the primary purpose of the AONB to conserve and enhance natural beauty.
- 5.10. The proposals are further supported by the AONB Management Plan that reaffirms the primary purpose which must be pursued in line with seeking to foster the economic and social well-being of local communities. This development will serve to support this by improving the

residential amenity of the other surrounding dwellings and providing a home for local people to live in.

Other Considerations

- 5.11. The application is supported by technical documents which confirm that the development will not cause an adverse impact on the habitats or biodiversity, or surrounding trees and hedges.

6. Summary

- 6.1. This Planning, Design and Access Statement has been made to support a planning application for the erection of 1 dwelling at the site adjacent to Hawthorn Cottage in Newton-in-Bowland. The application is made in full and proposes an attractive 4-bedroom dwelling with private parking and garden area. It is a resubmission of Application 2022/1094 and therefore, the applicant has the benefit of understanding how that application was assessed and what reasons for refusal were advanced.
- 6.2. The Planning Statement has provided a full review of the site background and context, which was historically approved to be used as a workshop and storage building and yard area. The site has continued to be used as a workshop and storage use and therefore falls within the Class E use class and could reasonably be intensified without the need for express planning permission from the planning authority. The intensification of this use has potential to have severe adverse impacts on the neighbouring residential amenity, in addition to potential harm to the special character and landscape of the AONB.
- 6.3. The site lies within the defined limits of Newton in Bowland and the development is supported by Key Statement DS1 of the Core Strategy as it will deliver regeneration benefits to this under-utilised industrial site within the settlement. The development is also supported by Key Statement DMG2 which is supportive of residential development within Tier 2 settlements that will meet a local need and states priority should be given to the re-use of previously developed sites where possible. As a proposed self-build dwellings for a family that is registered on the local planning authority's list, this clearly demonstrates a housing need.
- 6.4. The NPPF and Local Plan both recognise the need to develop brownfield land in sustainable locations and make use of under-utilised sites to meet the government's objective to significantly boost the supply of housing.
- 6.5. The proposed dwelling is of good design and will respect the local character of the area, including the materials, local vernacular, and size and scale of the built form. The redevelopment of this previously developed sites will not cause any harm to the AONB and

will in fact improve the character of this site. In addition to this, the development will contribute towards improving the social and economical wellbeing of the area by improving the residential amenity of the surrounding dwellings and providing a new home for local people.

- 6.6. The proposal has been subsequently amended to create a more modest dwelling of appropriate scale and design in keeping with other dwellings in Newton and other villages within the Ribble Valley.
- 6.7. This planning statement has provided a review of the site and development context and has found that the proposed development is entirely acceptable in light of all relevant planning policy and all material considerations. In accord with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, this application should be approved.



Thank you.

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