

Planning Supporting Statement of Case

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This statement is made in support of a detailed planning application (re-submission) submitted to Ribble Valley Borough Council by Peter Hitchen Architects Ltd [PHA] for the demolition of an existing detached dwelling and its replacement with a single dwelling and annex sitting within the extensive and established residential curtilage of The Hawthorns, West Bradford Road, Waddington.

1 Site Location

1.1 The Hawthorns is a “linked” detached dwelling [linked by the single storey garage to the same at Hunters Gate] and was constructed approximately 50 years ago. It is two-storey and of a layout typical of the day; it sits under a pitched roof. The site curtilage is substantial. The property is in serious disrepair both externally and internally; it has been vacant for approximately 3 years until bought in June 2022 by the applicant, who also owns the adjacent redundant industrial site to the west. The application site is not isolated, it clearly forms part of a long established group of dwellings [including the adjacent industrial site] that sit on both sides of West Bradford Road and up to the primary school. Indeed, as recently as June 2022 a brand new substantial detached dwelling, on a significantly increased footprint, was in the process of construction within 100m of the current application site. This new dwelling is located within the statutory AONB.

1.2 The whole of the application site sits within the open countryside as defined in the Core Strategy.

2 Planning History

2.1 There is no specific history attached to the application site. However, as referenced above, the property was constructed approximately 50 years ago and was used as a private dwelling until 3 years ago before it was recently sold.

3 The Proposal

- 3.1 In essence, the proposal is for the demolition of the existing dwelling and its replacement with a detached property and annex. The existing site access will be altered and a new, centrally located and reconfigured one will be constructed to serve both dwellings. Parking provision in accordance with the adopted standards will be provided and a turning head included within the curtilage to enable vehicles to enter and leave the site in a forward gear. West Bradford Road is within a 30mph traffic speed zone at the application site.
- 3.2 The full details of the proposal are set out in the application form, plans, graphics and project design statement prepared and submitted by PHA. This statement [from PHA] forms part of the application submission.

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

<i>Key Statement DS1</i>	<i>Development Strategy</i>
<i>Key Statement DS2</i>	<i>Sustainable Development</i>
<i>Policy DMG1</i>	<i>General Considerations</i>
<i>Policy DMG2</i>	<i>Strategic Considerations</i>
<i>Policy DMG3</i>	<i>Transport and Mobility</i>

<i>Policy DME1</i>	<i>Protecting Trees & Woodland</i>
<i>Policy DME2</i>	<i>Landscape and Townscape Protection</i>

National Planning Policy Framework (NPPF)

<i>Chapter 2</i>	<i>achieving sustainable development</i>
<i>Chapter 5</i>	<i>delivering a sufficient supply of homes</i>
<i>Chapter 8</i>	<i>promoting healthy communities</i>
<i>Chapter 9</i>	<i>promoting sustainable transport</i>
<i>Chapter 11</i>	<i>making effective use of land</i>
<i>Chapter 12</i>	<i>achieving well designed places</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>

5 Planning Policy Appraisal

Development Strategy/Sustainable Development

A	<i>Key Statement DS1</i>	<i>Development Strategy</i>
	<i>Key Statement DS2</i>	<i>Sustainable Development</i>
	<i>Policy DMG1</i>	<i>General Considerations</i>
	<i>Policy DMG2</i>	<i>Strategic Considerations</i>

- 5.1 The proposed application site is situated wholly within the existing substantial residential curtilage of the Hawthorns, West Bradford Road; for the purposes of the Core Strategy it lies within open countryside. Notwithstanding the overall land designation, it is clear that the development proposed sits comfortably within a long established group of residential properties on both sides of West Bradford Road with a new detached dwelling having been constructed very

recently some 100m from the application site. The village school is also within 100m of the application site.

- 5.2 The application site sits comfortably within existing and long established residential curtilage. The proposal does not extend the limits of development in this part of the Development Plan area. Further, the development curtilage will remain as it is now, there is no incursion into open countryside as defined, beyond the established residential curtilage to The Hawthorns; the boundaries to this curtilage remain as they are now. The site is clearly established. The built forms of the proposed dwelling and annex are proportionate in terms of scale, size and footprint and addresses the reasons for refusal which related to these matters. This is complimented by the use of appropriate materials to create a traditional appearance. Peter Hitchen Architects Ltd has produced a design and access statement which forms part of the submission.
- 5.3 Given the nature of the immediate area that surrounds the site, it is considered that the proposal is appropriately located within the existing residential site curtilage and will have no adverse effect upon the overall landscape character of this part of the designated open countryside. Whilst it is clearly evident that the site has, to a limited degree, an open frontage affording some views along West Bradford Road, appropriate mitigation measures in the form of landscaping and respecting the topography of the site can be implemented and this will ensure that the dwellings will sit comfortably within the landscape without being prominent or intrusive. Indeed, it will be noted from the submitted plans and graphics prepared by PHA, that the dwelling and annex sits very comfortably between the properties along West Bradford Road. In terms of siting/massing/footprint, the dwelling is proportionate, inconspicuous and entirely appropriate in terms of the design, external appearance and site orientation.

5.4 Utility services are already located within the site and in this regard, the development is wholly sustainable.

5.5 It is respectfully submitted that the Core Strategy supports the proposal in terms of its development strategy and sustainable development policies and objectives.

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

5.6 The application proposal will sit comfortably within the existing and established residential curtilage of the Hawthorns; frankly, because the site has been unused for the past three years, it has deteriorated significantly to the point where it has become an eyesore generally within the local landscape. No landscape features of any note are being removed or are adversely affected by the proposal. A landscaping scheme is included with the application and a condition that it should be implemented in the first planting season following completion and occupation of the development would be acceptable. It is respectfully submitted that the Core Strategy supports the proposal in terms of its development strategy insofar as it relates to landscape and townscape protection and the protection of trees and woodland.

C National Planning Policy Framework (NPPF)

Chapter 2 *achieving sustainable development*
Chapter 11 *Making effective use of land*
Chapter 12 *achieving well designed places*
Chapter 15 *Conserving and enhancing the natural environment*

5.7 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 established residential curtilage. The design and external appearance of the dwelling is entirely appropriate for the site and surrounding area and the overall street scene along this part of West Bradford Road. The proposal will not cause harm to the natural environment; existing landscaping is not adversely affected and areas of new planting are proposed.

- 5.8 In the context of the site being within the defined open countryside, both the NPPF and the Core Strategy are in harmony (section 5A above refers). In the context of this policy, it is respectfully submitted that the proposal meets the established test for appropriate development within such a designation. The proposal is for the demolition of an existing dwelling and the construction of a pair of semi-detached dwellings that will occupy a marginally increased footprint [see PHA design statement] entirely within a well-established residential curtilage. The dwellings, though contemporary, will not be prominent in the landscape; they will be constructed in modern but entirely appropriate materials that will complement the surrounding landscape. The built form of the dwellings 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 demolition of a detached dwelling and the construction of a single detached dwelling and annex all within the existing residential curtilage of The Hawthorns. The site lies within the defined open countryside in the Core Strategy.
- 6.2 The project architects PHA, have been involved in this project from its inception. The detailed submission, together with the plans and graphics prepared by PHA together with their own project analysis statement, 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 open countryside 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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