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Application for Permission in Principle – Stage 1

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) (Amendment) Order 2017

DESIGN STATEMENT – DRAFT COPY 2

Client:

Mr D Higgins

Project Title:

Proposed House, Brentwood, Pendleton Road, Wiswell, Lancs., BB7 9BZ

OS Grid Reference:

E 375248 N 438238

PREAMBLE

This statement has been prepared to accompany a stage 1 Permission in Principle application submitted to Ribble Valley Borough Council for the erection of 1no dwelling at the application site.

The Government's Planning Practice Guidance 'Permission in Principle' sets out at paragraph 001 that:

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle/or proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (technical details consent) stage is when the detailed development proposals are assessed.

This application is a first stage application to establish whether the proposed site is suitable in principle for a single new dwelling. The second stage would have to be applied for separately. This application therefore does not consider any specific design details of the proposed development, which are all reserved for the second stage of the Planning in Principle application process.

Article 5B of the *Town and Country Planning (Permission in Principle) Order 2017* (PIP Order) sets out those types of development that are excluded from a grant of permission in principle. These are:

- (a) *major development;*
- (b) *habitats development;*
- (c) *householder development; or*
- (d) *Schedule 1 development*

This application does not fall within any of these categories.

The proposal is also exempt from 'Schedule 2 development' for the purposes of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*.

INTRODUCTION

Brentwood is located within the boundaries of Ribble Valley Borough Council, on the outskirts of the village of Wiswell. The property is a detached bungalow set back from the highway, Pendleton Road, located approximately 0.8km north-east of the Wiswell defined settlement boundary. The property sits outside the boundary of The Forest Of Bowland Area Of Natural Beauty, which is to the east of Pendleton Road.

Ordnance Survey mapping first indicates a building on the property dated 1958.

The total site area of the property as indicated on the Land Registry deed plan is 1.64hectares, with the existing bungalow located in the bottom south-east corner of the property. The property is split in half east to west by a hedgerow, containing several mature trees.

Although the property is in open countryside, there are 3no detached dwellings immediately to south-west of the site (Kemple View, Wiswell Manor and Pepper Hill). 100m to the north-east of the site are 2no detached dwellings High Field & Lynwood) and 4no detached holiday lodges (Morans Farm). Access to the property is via a short private driveway off the unclassified highway, Pendleton Road. The property slopes gently away from Pendleton Road at a gradient of approximately 1 in 12 (8.33%).

There has been a large chicken shed, in close proximity to the existing dwelling, on the site in excess of 40 years. This is indicated on the existing plan (1473 – 101). This, however, is now in very dilapidated state.

Flood mapping data indicates that the site is in Flood Zone 1.

There are no public footpaths or rights of way on the site.



Extract from Google Earth aerial photography image

PLANNING HISTORY

There are a number of planning approvals for Brentwood.

3/2023/0566	Proposed new vehicular access.	Approved
3/2023/0038	Proposed new vehicular access.	Approved
3/2001/0443	Variation of condition no.9 of approval 3/2000/0101/P.	Approved
3/2000/0101/P	Change of Use of Stable to manufacture of decorative metal workshop.	Approved

These approvals should not be considered in isolation. There are several planning approvals relating to sites adjacent to Brentwood.

Wiswell Manor (formerly The Eaves)

3/2017/0030	Proposed new garden storage building with potting shed and greenhouse.	Approved
3/2016/0659	Amendments to proposed access.	Approved
3/2015/0819	Proposed haha to rear paddock.	Approved
3/2014/0053	Demolition of all buildings on site and erection of new dwelling and B&B.	Approved
3/2012/0010	Demolition of all buildings on site and erection of new dwelling and B&B.	Approved

Kemple View

3/2006/0698	Proposed extension to existing dwelling.	Approved
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Pepper Hill

3/2021/0943	Proposed extension to existing dwelling.	Approved
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Lynwood

3/2022/0247	Proposed extension to existing dwelling.	Approved
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Morans Farm

3/2020/0981	Change of Use of land for 4no holiday lodges.	Approved
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Parker Place Farm

3/2018/0759	Retention of holiday accommodation.	Approved
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PLANNING POLICY APPRAISAL

The RVBC planning policy map indicates that policies ENV3 & G5 are relevant to the property. These references have been superseded by new designation as Key Statements under the document “Core Strategy 2008 – 2028: A Local Plan for Ribble Valley” as follows:

ENV3:

- EN2 Landscape.
- DME2 Site & Species Protection and Conservation.

G5:

- DS1 Development Strategy.
- DMG2 Strategic Considerations.

Consideration of these Key Statements in relation to the property

1. EN2 specifically refers to The Forest Of Bowland AONB, and as such can be discounted from consideration.
2. DME2 deals with the preservation of important landscape and features (stone walling, hedgerows, ponds, woodland, etc.).

This has minimal relevance to the property given the primarily, residential use of the land.

3. DS1 is the primary development strategy for RVBC identifying the hierarchy for preferred development with the Borough. In addition to the major settlements of Clitheroe, Longridge & Whalley there are 32 defined settlements. The larger 9 settlements defined as Tier 1, with the remainder as Tier 2. Wiswell is defined as a Tier 2 settlement, but the proposal site falls within the area of open countryside (Green Belt).

The proposed development site is within the defined *residential curtilage*¹ of the existing property, so is effectively not open countryside.

4. DMG2 deals with strategic housing development within the borough and requires that any development outside of defined settlements has to be justified as needed locally, either economically or socially.

Although the site is not in a defined settlement, it is bounded by an existing *residential curtilage*¹ and the property is part of a small, well established, grouping of 5no dwellings and 4no holiday lodges located along a 400m linear stretch on the north-west side of Pendleton Road.

References:

1. *residential curtilage - Definition of curtilage para 32-37 – Burford v SSCLG & TVBC, dated 23.05.17. Specifically Para 32. Attorney General ex rel Sutcliffe v Calderdale BC (1982)*

National Planning Policy Framework 2023 paragraph 149 (e) identifies exceptions to development restrictions within Green Belt land as *“limited infilling in villages”*.

National Planning Policy Framework 2023 paragraph 149 (g) identifies exceptions to development restrictions within Green Belt land as *“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use”*.

Leading on from paragraph 149 (g) National Planning Policy Framework 2023 Annexe 2, Glossary defines previously developed land.

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes:

- (i) land that is or has been occupied by agricultural or forestry buildings;*
- (ii) land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;*
- (iii) land in built-up areas such as private residential gardens, parks, recreation grounds and allotments;*
- (iv) land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time”.*

Appraisal of the applicable planning policy

Although the site originally contained buildings it cannot be considered as previously developed land by applying NPPF 149 (g) due to the exclusions (i), (iii) & (iv). Support for the proposed development is considered using NPPF 149(e).

PRELIMINARY PROPOSAL DESIGN CONSIDERATIONS

The proposed site area = 0.098ha, within the existing curtilage. The proposed dwelling would be located centrally on the south-east boundary of the property, set back from the highway to provide privacy and take advantage of the natural screening on the boundary provided by the existing hedgerow.

The proposed building would be in a one and a half storey design to compliment the local architectural vernacular of the adjacent, utilising natural slate roofing and natural stone walling. The ground level of the dwelling would be approximately 2.00m below the adjacent road level. The scale of the proposed building would be in keeping with immediate area. The proposed dwelling will be an environmentally low-impact home designed and built using sustainable materials and technology to reduce its carbon footprint and energy needs to a minimum.

A new access to the property would be designed to accommodate fire fighting vehicles and there would be sufficient parking and manoeuvring space for 3no vehicles on site.

The existing trees and hedgerows would be supplemented with low level planting and hedgerow, using native species, to enhance the screening of the site. Nesting boxes would also be incorporated into the building design and landscaping for birds and bats.

Consultations with United Utilities and Electricity North West Limited confirm the site has readily available access to existing mains water and electricity services. Cadent confirmed that there is no mains gas to the site. Drainage for the proposed dwelling will be to a self-contained sewage treatment plant.

SUMMARY

- The proposal will be of a sympathetic design and suitable scale so as not to detract from the existing building grouping along Pendleton Road.
- The proposal is not excessive in terms of density, and the residential amenity of the surrounding area is not adversely affected.
- The proposal is within the established, defined residential curtilage of the existing dwelling and does not encroach on to open land.
- The environmental impact of the proposal is minimal, with the existing trees being retained and the introduction of supplementary planting.
- There is nominal visual impact from the proposal due to the natural screening provided by the existing trees and the ground floor level being approximately 2.0m below the level of the adjacent highway.
- The proposed vehicle access will be designed as per the requirements of Lancashire County Council Highways recommendations referred to in planning approval 3/2023/0566 and associated ATC report.

SIGNED: Paul Derbyshire *Dip.Surv.*

DATED: 2nd November 2023

