
**Ravenscourt
Neville Street
Longridge
Preston
PR3 3FD**

**Proposed
Accessible and
Adaptable Dwellings**

**Supporting Planning
Statement (including
Design and Access
Statement).**

November 2023

1.0 INTRODUCTION

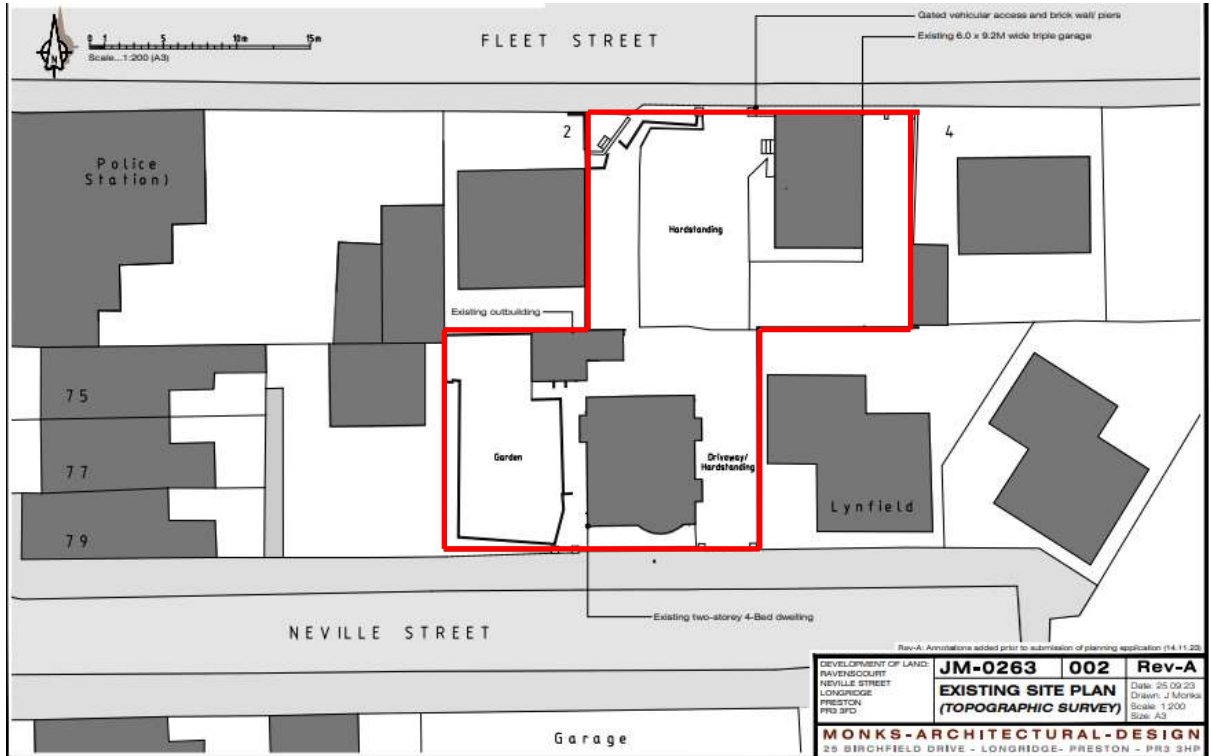
1.1 This application seeks to bring a large vacant and currently overgrown residential plot in the heart of Longridge back into positive use, providing 4 small bungalows. These have been designed as *Accessible and Adaptable dwellings* to meet the optional requirement M4(2) of the Building Regulations to make reasonable provision *for most people to access the dwelling* incorporating *features that make it potentially suitable for a wide range of occupants , including older people, those with reduced mobility and some wheelchair users.*

2.0 SITE AND SURROUNDINGS

2.1 The application site is in the heart of Longridge. As you approach the town centre from Preston on the B6244, Derby Road, the application site is on the right between 2 side streets, Neville St and Fleet Street. On the south side of Neville Street opposite the application site is a car sales premises. Elsewhere there is 2 storey housing. Fleet Street has a mix of dormer bungalows and smaller bungalows.



2.3 The application site incorporates a dwelling facing Neville Street and a large flatroofed brick outbuilding backing onto Fleet Street to the rear. Between the two buildings the site is neglected and heavily overgrown (see photos below and overleaf).



Views from Neville Street



Views from Fleet Street



2 Fleet Street – small bungalow



Views within Site showing overgrown derelict state of the property.

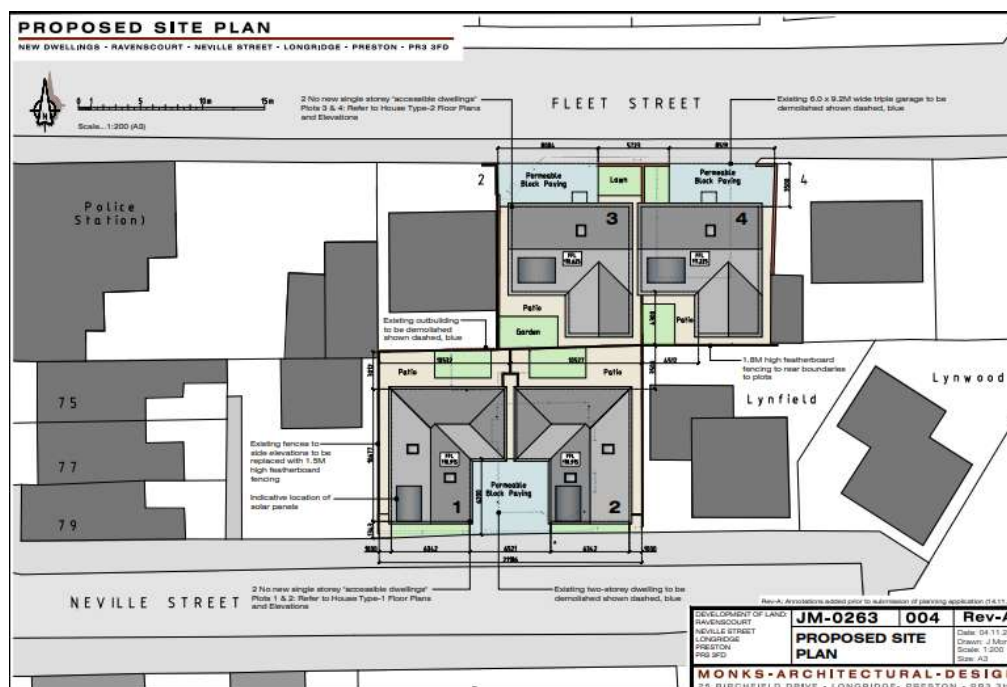
3.0 PLANNING HISTORY

- 3.1 There are no on-line planning records for the site.

- 3.2 The property has been vacant for at least two years following the death of the elderly owner.

4.0 PROPOSALS

- 4.1 It is proposed to demolish the existing 2 storey dwelling and brick outbuilding on the site and develop 4 small bungalows, 2 on the Neville Street frontage and 2 on the Fleet Street frontage.



- 4.2 The properties are specifically designed as *accessible and adaptable homes* for those approaching old age or having a mobility impairment and comply with the latest requirements of the building regulations in this respect -M4(2). The applicant knows this market well having successfully developed and marketed units of this type elsewhere in Lancashire
- 4.3 The 2 L shaped designs would be of similar size with the properties on the Neville Street frontage having living rooms at the rear (rather than facing the garage site opposite).
- 4.4 All four properties would have permeable block paving on their frontage and a small area of amenity space to the rear.
- 4.5 As well as kitchen and living room space and a master bedroom, they feature a modest additional second habitable room (see plan extracts overleaf). This is intended to provide flexible living space that can be deployed as required by the individual or couple occupying the dwelling.
- 4.6 This could be as a snug or study and to provide some additional storage space, a particular challenge when downsizing from a larger family dwelling and wanting to keep treasured possessions.
- 4.7 This space can also provide guest bedroom accommodation when required for visiting family/friends or should illness/frailty necessitate a carer staying overnight.

HOUSE TYPE-1: FLOOR F
NEW DWELLINGS - RAVENSCORT - NEVILLE STREET - LOT



GROUND FLOOR PLAN
PLOTS 1 & 2 handed (69.8M²)
Scale 1:100

HOUSE TYPE-2: FLOOR PLAN
NEW DWELLINGS - RAVENSCORT - NEVILLE STREET - LONGRIDGE



GROUND FLOOR PLAN
PLOTS 3 & 4 (67.5M²)
Scale 1:100

- 4.8 The properties will have intersecting pitched roofs with the Neville Street properties incorporating a hip on their inner side elevation.
- 4.9 They will be finished in traditional materials, brick and tile with black pvc-u windows and doors with a stone sill and head to the windows.



5.0 COMPLIANCE WITH DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS

5.1 The Development Plan for the site comprises the **Ribble Valley Core Strategy** with the following key statements/policies of particular relevance

KS1 Development Strategy

KS3 Sustainable Development and Climate Change

KSH1 Housing

KSH2 Housing Balance

KSDMI2 Transport Considerations

DMG1 General Considerations - including design, access, amenity, environment and infrastructure.

DMG3 Transport and Mobility

5.2 A **Neighbourhood Plan** has also been prepared for **Longridge** with the plan area including the application site and the plan incorporating design principles that largely mirror the considerations set out in the Core Strategy.

5.3 The proposed development has been assessed against the considerations set out under Statements and Policies in the Core Strategy and Neighbourhood Plan.

5.4 Compliance with the above policies is dealt with below.

5.5 The development of this site for residential purposes accords fully with the overall development strategy for Ribble Valley (**KS1**) which states that housing development will be concentrated in the main settlements of Longridge, Clitheroe and Whalley. It also accords with the key statements and related policies on sustainable development and climate change (**KS3**) and transport considerations (**KSDMI2**) in that the design is energy efficient and the location provides ready access on foot to all of Longridge's main facilities and by bus to other settlements providing higher order shopping and other facilities.

5.6 The sites development for housing purposes will accord with Key Statements **KSH (Housing)** and **KSH1 (Housing Balance)** in contributing to meeting the boroughs housing requirements in a way that delivers four single level housing units. The development would be eminently suitable for elderly residents looking to downsize, freeing up currently underutilised larger residential properties for families.

5.7 It will contribute to meeting the increasing demands of an ageing population for housing designed to meet their specific needs. The report *Addressing Housing Needs in the Ribble Valley* states:-

5.1 Providing housing for the elderly has been a priority within the Housing Strategy for many years. However the market has not met the needs of the elderly and there preferred

accommodation type. Therefore there is a requirement for 15% of large developments to be units for the elderly (over 55 yr olds) built to lifetime homes standard.

- 5.8 The provision of such housing has the additional benefit of freeing up larger family dwellings to meet the needs of younger families.
- 5.9 As well as meeting this identified housing need, proposals take full account of the various development management requirements set out in policy **DMG1**.
- 5.10 **DESIGN AND APPEARANCE** - The proposal will replace a currently derelict and unattractive site with 4 well designed small dwellings.. These will be finished in appropriate materials that will have a positive impact on the street scene and on visual amenity, particularly that of Fleet Street, replacing an ugly blank brick wall and timber gates.
- 5.11 **AMENITY** - The development has been designed so that the siting and scale of the proposed dwellings have no adverse effects on adjacent residential development. The configuration and the shallow pitched and hipped roofs to the properties will ensure no adverse impact on the outlook from, light to or privacy of adjacent properties.
- 5.12 The bungalows themselves will each have a modest but useful area of amenity space of around 30 sq metres in each case (not dissimilar to the adjacent bungalow at 2 Fleet Street). The shallow 30 degree pitch of the roofs will ensure that these spaces all enjoy sunlight, albeit over a shorter period of the year for the north facing gardens of the two Neville Street properties.
- 5.13 **PARKING AND ACCESS** –. The site is highly accessible by means other than the private car with regular bus service between Longridge and Preston running along Derby Road which is less than 60 metres from the site.
- 5.14 The dwellings would also be within comfortable walking distance from the wide range of facilities in the centre of Longridge.
- 5.15 In this context and given the size of dwelling proposed and target market, potential occupiers are likely, at most, to have a single vehicle.
- 5.16 The development provides the option of forecourt or on-street car parking to accommodate residents vehicles.
- 5.17 Neville Street and Fleet Street are both short relatively quiet cul de sacs of a width capable of safely accommodating some on-street parking and for vehicles to turn despite the absence of a turning head.
- 5.18 Development complies fully with policy **DMG3** Transport and Mobility.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The proposed development will bring a currently derelict site back into positive use increasing the housing supply in a highly sustainable development location close to a range of local facilities and bus services (in line with local and national planning policy).
- 6.2 It would deliver an attractive small development of 4 bungalows that will contribute positively to the housing supply in particular in meeting the acknowledged need for homes for the elderly in the area.
- 6.3 This planning support statement has demonstrated that the proposal accords fully with all relevant development plan policies. and as such that the application should receive planning permission.