

## **PLANNING STATEMENT**

### **IN RESPECT OF A FULL PLANNING APPLICATION FOR THE DEMOLITION OF A DOMESTIC GARAGE AND THE ERECTION OF A DORMER BUNGALOW AND INTEGRAL GARAGE**

**AT**

**CUMBRIAN, NEDDY LANE, BILLINGTON,  
CLITHEROE, BB7 9ND**

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV  
Our Client: Mr & Mrs G Stanley  
Our Ref: Sta/1129/3410/GH  
Date: February 2024

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## **1. INTRODUCTION**

- 1.1 Gary Hoerty Associates has been instructed by Mr and Mrs G Stanley to submit a planning application on their behalf for the demolition of the existing detached garage at Cumbrian, Neddy Lane, Billington, Clitheroe, BB7 9ND and the erection of a dormer bungalow with an integral garage on the site of the garage.
- 1.2 As the proposal involves the demolition of the existing large garage building, we are aware that the Council will require the submission of a Bat Survey of the property, and one was commissioned and accompanies the application.
- 1.4 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development.

## **2. THE APPLICATION SITE AND SURROUNDINGS**

- 2.1 The application site, which is outlined in red on the submitted plans, comprises part of the curtilage of the property known as Cumbrian which is the first property on Neddy Lane. The application site has an area extending to approximately 270m<sup>2</sup> upon which there is currently a large double garage and a parking area. The existing garage measures 7m x 7.7m providing an external footprint of 53.9m<sup>2</sup>. The garage has an eaves height of 2.65m and a ridge height of 4.55m.
- 2.2 The application site is located on the north side of Neddy Lane to the west of the site there is an electricity substation and two double garages which serve a pair of barn conversions which sit to the north west of the application site. There is residential development to the south of the site and open fields to the north. Neddy Lane is a private unadopted road which serves nine dwellings.
- 2.3 If the application is approved the applicant will create two parking spaces in front of the existing bungalow to replace those that will be lost as a consequence of the implementation of the proposed development.
- 2.3 In planning policy terms, the site is within the settlement boundary of Billington and is located within an area that is within Flood Zone 1 which is at the lowest risk from flooding.

## **3. THE PROPOSED DEVELOPMENT**

- 3.1 The proposed development involves the demolition of the existing detached garage building and the erection of a dormer bungalow with an integral garage. The front elevation of the new bungalow will be in line with the front most part of the existing bungalow which is also the same as the next five properties on Neddy Lane.
- 3.2 The proposed dwelling will measure 11.13m by 8m with a porch to the front elevation that measures 1m x 3.5m. The proposed dwelling will have an eaves height of 3.75m and a ridge height of 7.19m. The dwelling will provide living accommodation over two floors which will provide a gross internal floor area (excluding the garage) of approximately 103.26m<sup>2</sup> (1,111ft<sup>2</sup>).

- 3.3 The accommodation will comprise two bedrooms at ground floor, one of which will be ensuite, a bathroom and utility room and at first floor there will be a dining kitchen and a lounge and a covered balcony.
- 3.4 The proposed external materials for the main part of the dwelling comprise concrete block construction to the walls, rendered with a cream/white finish, with a base layer of brickwork. The rear of the property incorporates two dormers one of which provides a covered balcony. The roof is constructed of tiles with a dark grey finish, incorporating Velux windows on the front elevation.

#### **4. PLANNING HISTORY**

- 4.1 A planning application search on the Council's website for the application site does not reveal any previous Planning Applications that have been submitted at this site.

#### **5. PLANNING POLICY CONSIDERATIONS**

##### **General**

- 5.1 Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. In Ribble Valley, if it is to be approved, any development must therefore satisfy, as far as possible, guidance contained within the National Planning Policy Framework 2023 (NPPF) and the relevant Key Statements and Policies of the Council's Core Strategy 2008-2028 adopted December 2014.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

##### **National Planning Policy Framework 2023 (NPPF)**

- 5.3 The National Planning Policy Framework 2023 is now the main national planning policy guidance influencing planning decision making in England. It sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced.
- 5.4 Paragraphs 11 – 14 of the NPPF highlight the presumption in favour of sustainable development. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making and therefore proposed development that accords with an up-to-date development plan should be approved, unless other material considerations indicate that the plan should not be followed.
- 5.5 Importantly, paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.

- 5.6 Paragraph 11 also clearly spells out the Government's presumption in favour of allowing development that accords with an up-to-date development plan unless any adverse impacts of doing so would demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 5.7 Paragraph 70 acknowledges that small and medium sized sites can make up an important contribution to meeting the housing requirements of an area and are often built out relatively quickly. Furthermore, the proposed dwelling will be a self-build property and the Council are required to identify and deliver self-build plots.
- 5.8 The application, in simple terms, is for the demolition of an existing garage and erecting in its place a dormer bungalow in a linear row of similar existing dwellings, of similar scale, designs and external materials. The proposed dwelling will be to modern construction specifications and will be energy efficient and in making use of previously developed land within the settlement boundary it is undoubtedly sustainable and should be approved without delay.

### **Ribble Valley Adopted Core Strategy 2008-2028**

- 5.9 In order for permission to be granted, the proposal must also comply with the Council's adopted Core Strategy. We will now therefore consider the proposed development against what we consider to be the most relevant Key Statements and Policies of the Core Strategy.

#### **Key Statement DS1: Development Strategy**

- 5.10 This Policy identifies that the majority of new housing will be directed towards the principal settlements of Clitheroe, Longridge and Whalley, it goes on to say that in addition development will be focussed towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements. Billington is one of the nine Tier 1 Villages and is therefore a sustainable location for the provision of additional housing.

#### **Key Statement DS2: Presumption in favour of Sustainable Development**

- 5.11 This Policy states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible. It also states that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise. As stated above, we consider that the proposal represents sustainable development as defined by NPPF, and we will explain below why it fully accords with the relevant policies of the Local Plan such that permission should be granted.

#### **Policy DMG1: General Considerations**

- 5.12 This Policy defines the general criteria that proposals must satisfy in order for planning permission to be granted, in respect of which we will comment below using the headings within the Policy.
- 5.13 **Design.** The proposed dormer bungalow will replace a detached rendered garage building and a parking area, we consider that, within the context of the variety of

dwelling types and designs in the locality, the proposed dwelling will appear as an attractive modern dwelling that would not be detrimental to the appearance or character of the locality and which will be similar to a number of other dormer bungalows in the locality.

- 5.14 **Access.** The proposed dwelling will be served by access from Neddy Lane and like the other properties on Neddy Lane will use the lane for manoeuvring vehicles on and off the parking area.
- 5.15 **Amenity.** The proposed development will not adversely affect the amenities of the surrounding area furthermore it will not have a negative impact upon daylighting and privacy distances.
- 5.16 **Environment.** The application site is not within an area that is subject to any special environmental protection. A bat survey has been carried out and there are no protected species that will be adversely affected by the development.

### **Policy DMG2: Strategic Considerations**

- 5.17 This Policy defines the Council's overall development strategy, it states:
- 1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.*
- 5.18 The proposed development which is within the settlement boundary of a Tier 1 Village complies with Policy DMG2.

### **Policy DMG3: Transport and Mobility**

- 5.19 This policy deals with access to public transport and identifies that large scale development should be located where there is access by means other than the private car. The application site has good access to public transport and complies with Policy DMG3.

### **Policy DME2: Landscape and Townscape Protection**

- 5.20 This Policy relates to the protection of the landscape and townscape and states that proposals will be refused if they would significantly harm specified important landscape or landscape features. None of the specified features are of relevance to this application. The proposal complies with Policy DME2

### **Policy DME3: Site and Species Protection and Conservation**

- 5.21 This Policy relates to site and species protection and conservation and the proposed development will not have any adverse impact on any designated sites or species.
- 5.22 For the reasons given above, we consider that we have demonstrated that the proposed development represents sustainable development that is fully compliant with the NPPF and the relevant policies of the Council's adopted Core Strategy.

## **7. SUMMARY AND CONCLUSIONS**

- 7.1 The application proposes the demolition of a detached garage within the settlement boundary of a Tier1 Village and its replacement with a dormer bungalow with an integral garage.
- 7.2 We consider that we have demonstrated in this Planning Statement that the proposal represents sustainable development that complies with NPPF and the relevant Policies of the Council's adopted Core Strategy.
- 7.3 Therefore, overall, we consider the proposed development to be in accordance with the Development Plan. To comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we accordingly consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 7.4 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information for permission to be granted, we would ask that you give us the opportunity to address the same to the determination of the application.

*G Hoerty*

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