
**248 Preston Road
Longridge
Preston**

**Proposed Bungalow
(Dwelling under the
*Self Build and
Custom
Housebuilding Act
2015*)**

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

March 2024

1.0 INTRODUCTION

- 1.1 This application seeks to make use of a large overgrown rear garden for a new dwelling under the Self-Build and Custom Housebuilding provisions as part of a package of proposals to improve the appearance of the wider site which is somewhat dilapidated in appearance and in need of investment.
- 1.2 The principle of developing a further dwelling on the plot was refused by Ribble Valley in January 2016 (Planning Reference 3/2016/0195) and dismissed at appeal in November 2016 (Reference APP/T2350/W/16/3155091). However, that proposal was in outline with no supporting illustrative material to demonstrate that a dwelling could be accommodated in a manner consistent with the objectives of local planning policy and with the National Planning policy Framework.
- 1.3 In the absence of any detailed planning case, the Inspector dismissed the appeal but solely based on impact on the character and appearance of countryside. The Inspector concluded:-

I do not share the Council's view that the appeal site would be inaccessible to services and facilities, or that the proposal would lead to significant reliance on the private motor vehicle. This weighs in favour of the proposal.

I do consider that the erection of a dwelling in this countryside location would lead to environmental harm in terms of its adverse effect upon the character and appearance of the countryside.

The erection of a dwelling would lead to encroachment into the countryside. In this case, I consider that the erosion of the character and appearance of this part of the countryside would be significant.

- 1.4 The Inspector reached this judgment in late 2016 dismissing the appellant's references to other planning applications approved in designated countryside.

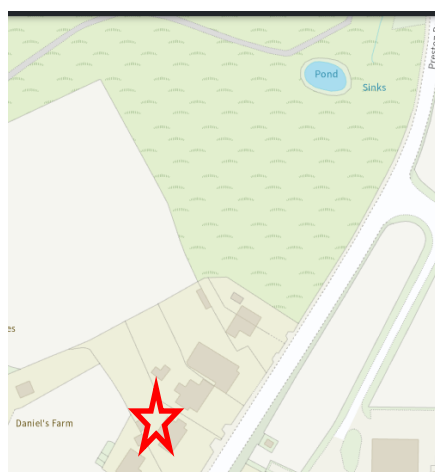
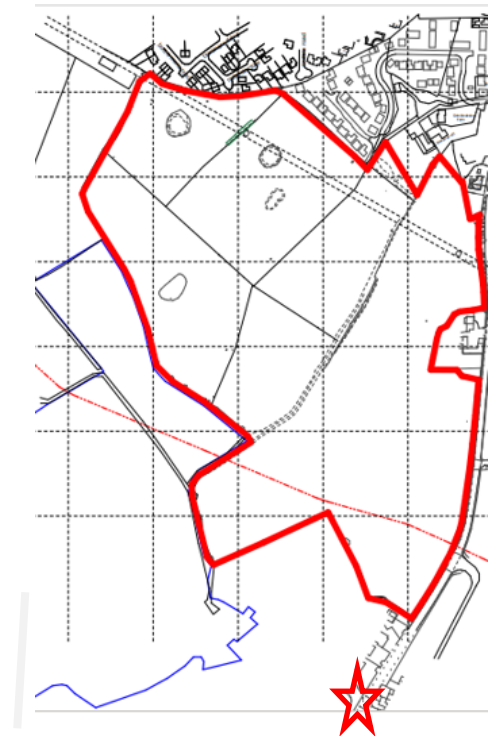
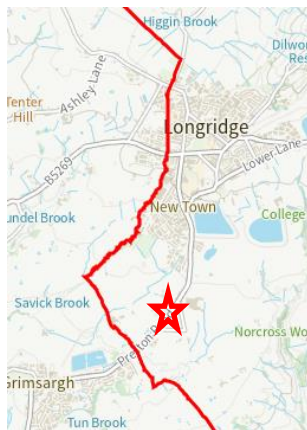
I have considered the appellants reference to planning applications for other dwellings in the countryside which have been considered by the Council. However, I have no reason to doubt what the Council says about these developments being approved prior to the adoption of the CS (and one was refused).

- 1.5 Since the appeal decision considerable residential development has taken place on the edge of Longridge on areas designated as Countryside. These include a major development of 275 dwellings that was approved by the Council in February 2017 (Planning Reference 3/2016/0974) - since Core Strategy adoption and after determination of my client's appeal.
- 1.6 This is now partially built and lies immediately to the North of the Pippins and the rear gardens of adjoining properties.
- 1.7 This development has impacted considerably on the rural character and appearance of this section of Preston Road – turning it into what has been described as *rurban fringe*.
- 1.8 This supporting statement will demonstrate:

- that in this changed local context the proposed development would not lead to any significant environmental harm in terms of its effect upon the character and appearance of this area of “countryside”.
- to the extent that there is any harm through conflict with the development plan, that this is offset by the benefits of development.
- that the proposal is consistent with other development management policies, in terms of design and appearance, residential amenity, parking and access, biodiversity etc.

2.0 **SITE AND SURROUNDINGS**

- 2.1 The application site lies within a short, developed primarily residential frontage that now directly adjoins the Grimbaldeston Farm housing development to the north that has extended the Longridge urban area towards the village of Grimsargh (within Preston local authority area).





- 2.2 There is now no agricultural land on the west side of Preston Road between the application site and the market town of Longridge immediately to the North. A section of open land has been maintained immediately to the north but this has been turned into a wildlife area with balancing ponds and planting making it more akin to an urban park than open countryside.
- 2.3 No 248 itself is an unremarkable old bungalow with a long rear garden. The frontage has 2 vehicle access points, is unsurfaced and has a variety of structures of some age, towards the front boundary, including a garage, a workshop and an array of photovoltaic panels (see photo overleaf).
- 2.4 The bungalow was extended to the rear under permitted development provisions some years ago.
- 2.5 The photos on the next 2 pages show the front section of the site that will be considerably improved in appearance through the development and the large rather unkempt rear garden within which the proposed bungalow will be built.
- 2.6 Photographs taken from the rear of the garden show the considerable impact that the Grimbaldeston Farm development is having on the character of the area with it dominating views to the north-west.







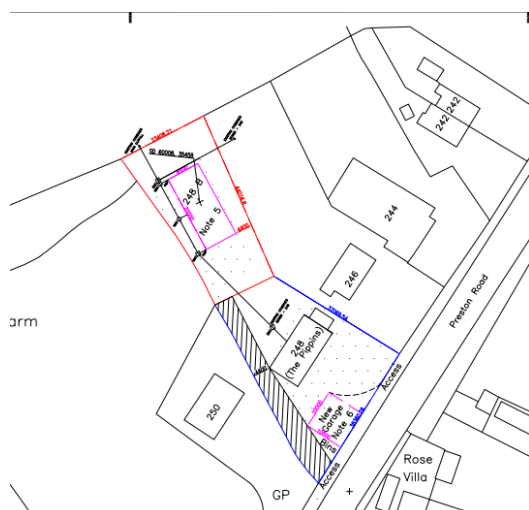
3.0 PLANNING HISTORY

- 3.1 The only on-line planning records for the site relate to the application for outline planning permission in 2016 that was refused with the subsequent appeal dismissed as described earlier.

Application 3/2016/0195

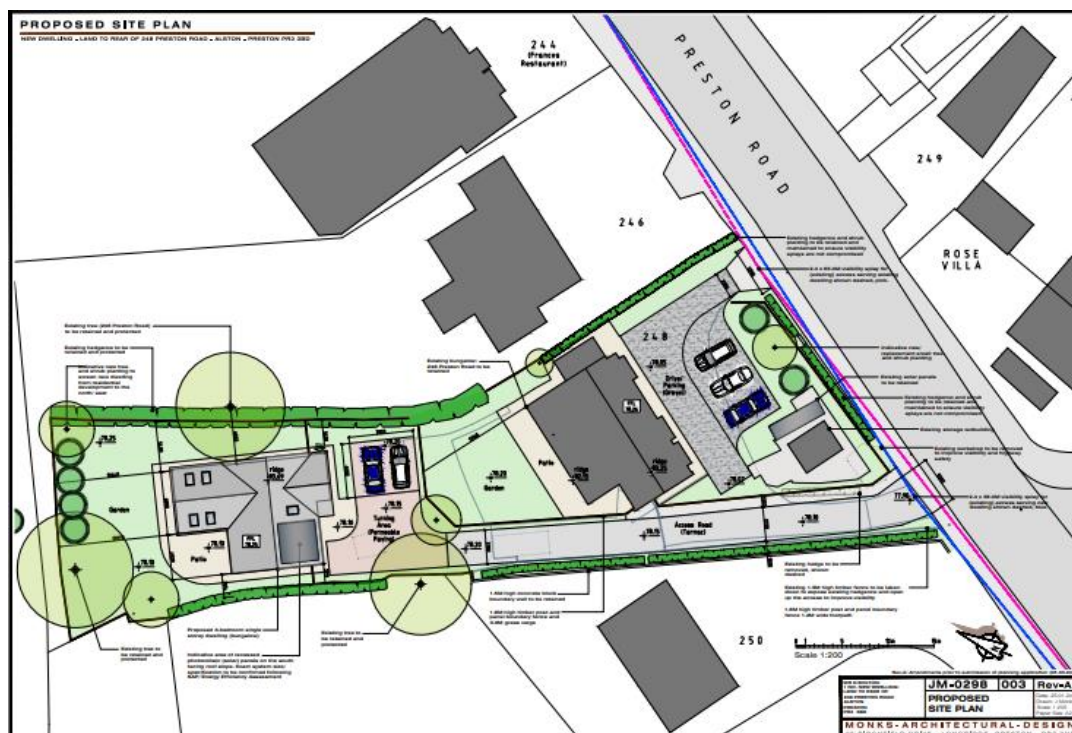
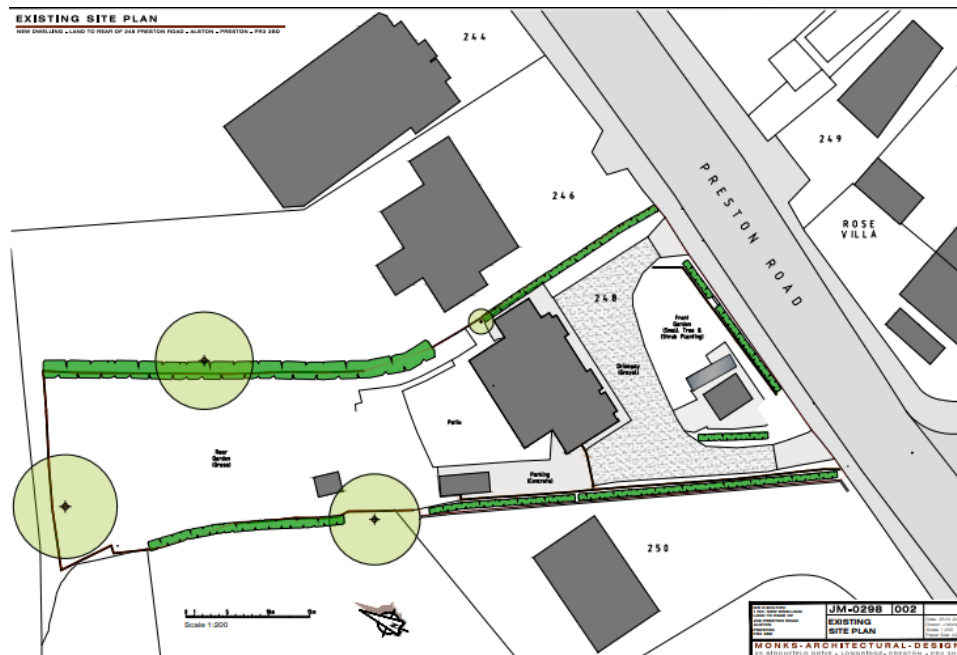
Outline

Application for outline planning permission for one detached dwelling with integral garage. New detached garage to front of existing property.

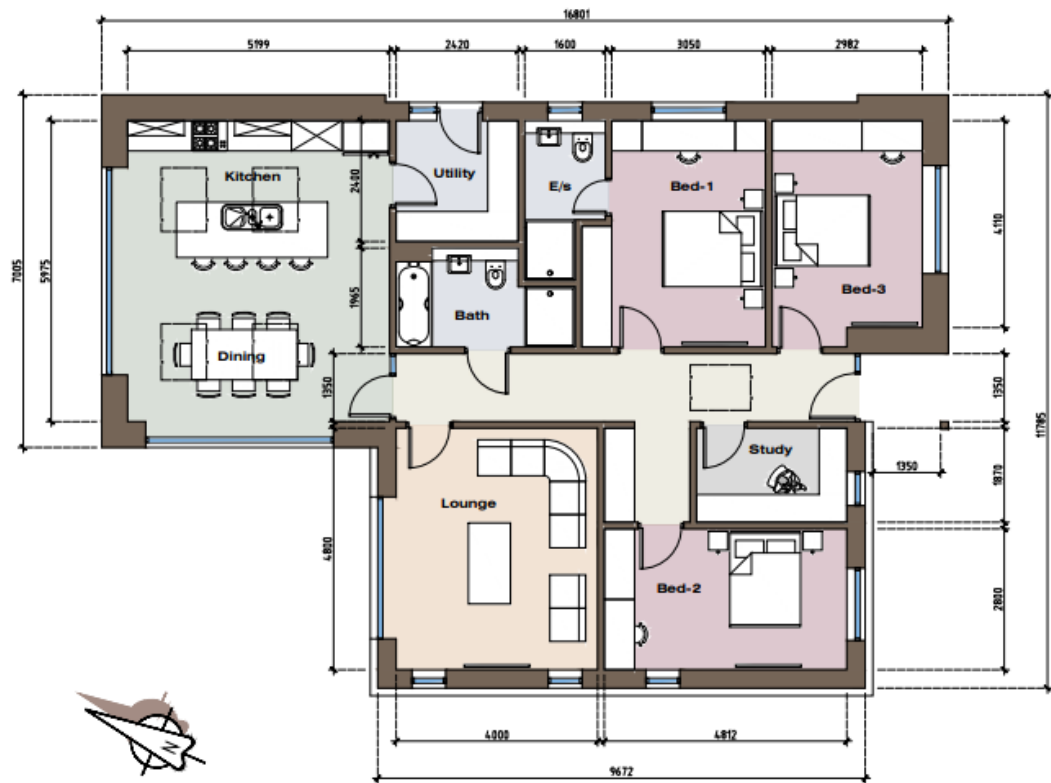


4.0 PROPOSALS

- 4.1 A comprehensive package of proposals is put forward that will considerably improve the condition and appearance of the site as well as providing an additional dwelling.
- 4.2 The scale and design of that dwelling and wider proposals for landscaping of the site including habitat creation will ensure that it is not visually intrusive, has no impact on the amenity of adjoining dwellings and contributes to a net gain in biodiversity.



- 4.3 Both dwellings will have ample parking provision. A new surfaced access drive will be created along the south-western boundary of the site from the existing southern access onto Preston Road with the existing dwelling using the northern access.
- 4.4 The bungalow proposed to the rear will provide a modest 3-bedroom dwelling with pleasant patio and garden area to the rear.



GROUND FLOOR PLAN

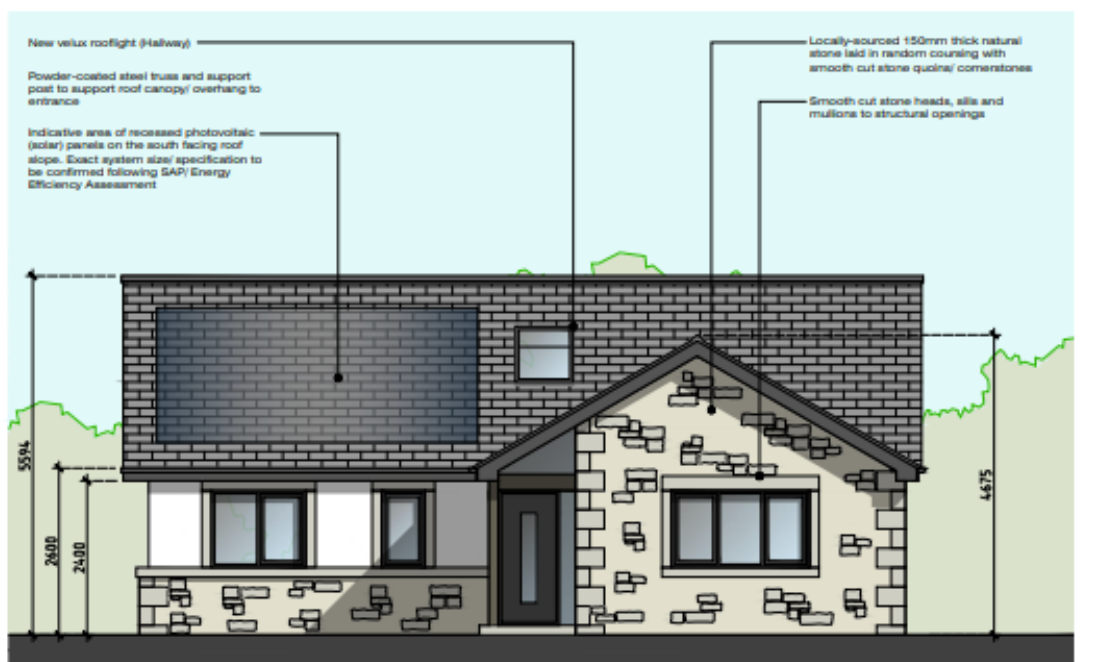
INTERNAL FLOOR AREA = 135.5M²

Scale 1:100

- 4.5 The siting, scale and design of the proposed bungalow together with existing and proposed landscaping on the boundaries of the site will ensure it is barely visible from Preston Road or other public viewpoints. Moreover proposed planting and landscaping and additional measures for habitat creation will increase biodiversity on the site.
- 4.6 The design of the bungalow incorporates intersecting pitched roofs with a maximum ridge height of under 5.6 metres and an eaves height of just 2.6 metres.

PROPOSED ELEVATIONS

1 NO. NEW DWELLING - LAND TO REAR OF 248 PRESTON ROAD - ALSTON - PRESTON - PR3 3BD



Front (South-East) Elevation

- 4.7 The roof would be finished in natural grey slates and incorporate velux roof lights to provide additional light to the kitchen diner and photo voltaic panels on its south-east elevation.



Rear (North-West) Elevation



4.8 The walls would be finished in white render above a plinth of locally sourced natural stone with this also being used with stone also being used as a feature on the corners to the property.

4.9 Black powder coated aluminium would be used for the windows and sliding doors.

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

DMH3: Dwellings in the Open Countryside and AONB

KSH1 Housing

KSH2 Housing Balance

KSDMI2 Transport Considerations

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

DME3 Site and species Protection and Conservation

MG3 Transport and Mobility

- 5.2 The proposed development has been assessed against the considerations set out under Statements and Policies in the Core Strategy and Neighbourhood Plan.
- 5.3 Compliance with the above policies is dealt with below.
- 5.4 **THE PRINCIPLE OF DEVELOPMENT** - The site is outside the settlement boundary of Longridge. **KS1** states that housing development will be concentrated in the main settlements of Longridge, Clitheroe and Whalley. However, in considering the principle of development at the appeal in 2016, the Inspector concluded that the site would be accessible to services and facilities, and that the proposal would not lead to significant reliance on the private motor vehicle. The Inspector considered that the only policy obstacle to the development of a dwelling was the conflict with policies for the countryside in that he/she feared it would give rise to *environmental harm in terms of its adverse effect upon the character and appearance of the countryside.*
- 5.5 In restricting residential development within the Countryside **Policy DMH3** refers to *the protection of the open countryside and designated landscape areas from sporadic or visually harmful development*
- 5.6 Given that the Inspector concluded that the site was a sustainable location for development, the principle of such development hinges on the assessment of such harm (if any) in the context of:
- a) The detailed proposals now submitted that enable more detailed consideration of any impact.

- b) The different local context since determination of that appeal with the Grimbaldeston Farm development effectively extending Longridge to the developed frontage in which the appeal site is located with no open countryside on the western side of Preston Road between the two.

5.7 The NPPF states that 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.

5.8 The material considerations in this case are that-

- a) the proposal has been designed in terms of siting and scale to ensure it is not visually intrusive in the landscape with very limited public views of it (see Design and Appearance below).
- b) to the limited extent that the property will be visible this will have no significant impact on the character and appearance of “countryside” because this has been irreversibly changed by the development of the nearby Grimbaldeston Farm development approved by the Council since the appeal was determined. As previously noted, the character of the area is now more “rurban fringe” than open countryside.
- c) The development accords with all other plan policies (see below) but as importantly will deliver the following benefits which must be weighed in the balance against any alleged harm from the conflict with policy:
- An addition to the housing supply of a dwelling form for which there is considerable demand and need i.e a single level bungalow designed as an *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*
 - Wider improvements to the appearance of the site and street scene in terms of the frontage to Preston Road that is currently unkempt and unattractive, with a hotchpotch of structures and dilapidated fencing.
 - The construction of a dwelling and associated improvements and modifications to the wider site albeit temporary would provide work for a small builder and associated employment.
 - A net gain in biodiversity through a tailored package of proposals that will be drawn up prior to development commencing (see below).

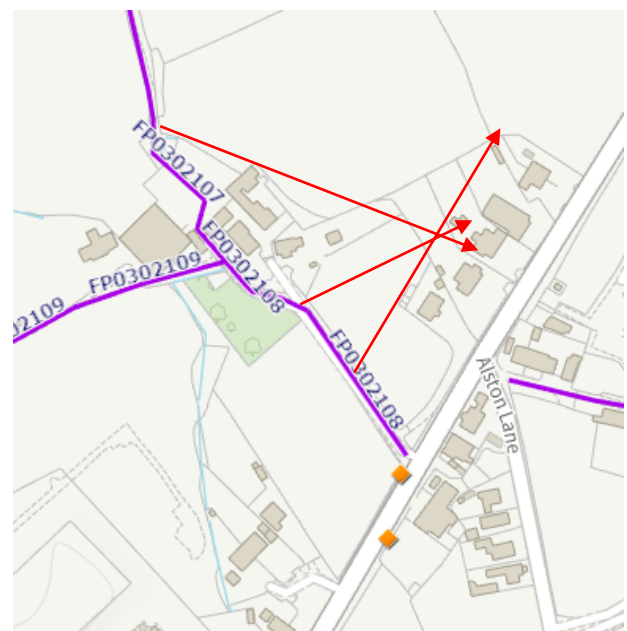
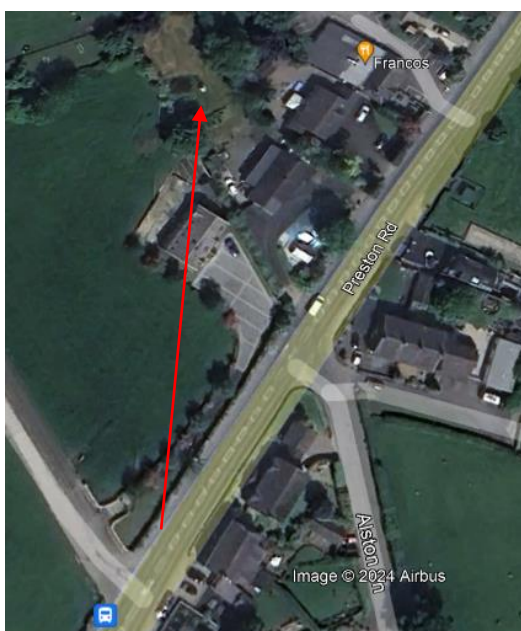
5.9 It will contribute to meeting the increasing demands of an ageing population for housing designed to meet their specific needs. The report *Addressing Housing Needs in the Ribble Valley* states:

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 their 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.

5.10 The provision of such housing has the additional benefit of freeing up larger family dwellings to meet the needs of younger families.

5.11 As well as meeting this identified housing need (**KSH1 and KSH2**), proposals take full account of the various development management requirements set out in policy **DMG1**.

5.12 **DESIGN AND APPEARANCE** - The proposal will make positive use of a large garden area that is currently underutilised and in an unkempt condition. The scale and siting of the property is such that in combination with adjoining developments and existing and proposed boundary trees and hedges it will be significantly screened from view. The dwelling will be screened from Preston Road by the substantial property to the south and by frontage development from the north. From the local footpath network, it will be viewed almost exclusively against a backdrop of existing larger properties or mature trees (see annotated illustrations below).



- 5.13 The property will be of an attractive appearance and incorporate photovoltaic roof panels improving energy efficiency **(KS3)**.
- 5.14 **AMENITY** - The siting and scale of the proposed dwelling has fully taken account of neighbouring properties and the host property and will have no adverse impact on the outlook from, light to or privacy of those properties **(DMG1)**.
- 5.15 Both the proposed and existing bungalow will retain a good amount of amenity space amply sufficient to meet the needs of properties of their size.
- 5.16 **BIODIVERSITY** – Policy DME3 of the Core Strategy states that *developers are encouraged to consider incorporating measures to enhance biodiversity*. This *advocacy* approach has now been replaced by a statutory national requirement. From April 2024 all planning permissions for major and minor developments granted in England, (with a few exemptions), will have to deliver a minimum 10% Biodiversity Net Gain.
- 5.17 The requirements of this provision are quite specific and require the applicant to prepare a Biodiversity Gain Plan for approval by the Council prior to development commencing. In the majority of instances, it is envisaged that this requirement will be covered by a pre-commencement condition.
- 5.18 Whilst the proposed development would be exempt from this requirement, because it meets the definition of *Self-Build and Custom Housebuilding*, my client is happy to design proposals complying with this requirement.
- 5.19 He is happy to accept a pre commencement condition requiring that he commission an ecologist to prepare such a plan for approval by the Council and that this be fully implemented.
- 5.20 Those parts of the site affected by development are with the exception of a small stretch of hedgerow largely rough grass and not valuable habitat and it is not envisaged there will be a problem in meeting this requirement.
- 5.21 Proposals already include significant proposed tree and shrub planting to the rear of the site and landscaping of the Preston Road frontage.
- 5.22 Significant increases in biodiversity can also be achieved by other means such as the incorporation of bird and bat boxes into the development proposals.

- 5.23 **PARKING AND ACCESS** –. Both dwellings will have ample parking provision. A new surfaced access drive will be created along the south-western boundary of the site from the existing southern access onto Preston Road with the existing dwelling using the northern access. There is adequate visibility from both access points for emerging traffic.
- 5.24 The site is highly accessible by means other than the private car with regular bus service between Longridge and Preston running along Preston Road with bus stops in each direction less than 170 metres from the site.
- 5.25 There are a range of facilities within Longridge about a mile and a half to the North, and in Grimsargh about a mile to the South-West. There is a pub and a restaurant on Preston Road both within comfortable walking distance.
- 5.26 As such, the proposed development complies fully with policy **DMG3** Transport and Mobility.
- 5.23 **WASTE AND REFUSE DISPOSAL** - the design and layout of the property has taken full account of refuse storage and collection with occupants of the new dwelling not having excessive distances to wheel their bins for collection from Preston Road.

6.0 **SUMMARY AND CONCLUSIONS**

- 6.1 The Appeal decision on the previously refused outline application for a dwelling on this site made clear that this is a sustainable location for development and that objections to the principle of a dwelling were confined to a fear that this would result in *erosion of the character and appearance of this part of the countryside*.
- 6.2 That judgment was reached without the benefit of any detailed proposals to assess the potential for any adverse impact and allay such fears, and at a time when there was a substantial area of open countryside between the site and Longridge to the North and a wide expanse of open countryside to the north-west. As a result of the large Grimbaldston Farm development approved by the Council and now on its way to completion any rural character of the area has been considerably diminished.
- 6.3 It is evident from the submitted plans that the application proposals would not erode any residual rural character of this part of the “countryside”. The approval of the proposals, whilst departing from the provisions of Policies KS1 and DMH would not in any way undermine the objectives of those policies.
- 6.4 The NPPF makes clear that:
- Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*
- 6.5 Such material considerations clearly exist in this case in that granting permission would:
- result in sustainably located development that poses no harm to the development strategy or to the appearance of countryside,
 - comply with other development management policies and objectives.
 - deliver other planning benefits in terms of the appearance of a presently unattractive and unkempt site, an addition to the housing stock of a form of dwelling that is much in demand, and in economic activity.
 - deliver a 10% net gain in biodiversity.
- 6.6 As such it is respectfully suggested that this is an instance where an exception to the strict application of development plan policy is wholly warranted, and that permission should be granted.