

Planning Statement

Woodfield, Ribchester Road, Dinckley

Introduction

This full planning application has been prepared by Rural Solutions on behalf of Mr Warburton (here thereafter referred to as the 'Applicant'). The application proposes the erection of a replacement two-storey house, in the place of an existing bungalow. With no alterations, this application proposes reinstating the lapsed planning approval (3/2017/1210). Therefore, as the principle of development has been accepted, and no material planning considerations are being altered, we consider that this re-application should be approved without delay.

Site Description and History

The application site is located on Ribchester Road, Dinckley; however, to avoid doubt, Google Maps refers to this as Salesbury Hall Road. The site is occupied by a bungalow and detached garage within a defined residential curtilage. The home has a boundary wall and gate to the front, with fencing and substantial tree screening on the side elevations.

The site is outside any settlement boundary and is located in the countryside. However, Ribchester Road includes several scattered residential properties, which typically are two-storey and of traditional design; this is the area's existing character.

Ribchester Road provides connections to the main settlements nearby, such as Copster Green, Langho, Whalley, Preston, and Blackburn. These settlements have a range of facilities and services and are easily accessible via private car. Furthermore, bus services are available on Ribchester Road, which travels into Preston and Blackburn.

The planning history listed on Ribble Valley Borough Council's website is limited to the following:

- 3/2017/1210 | Replacement dwelling – granted 16/02/2018

Proposed Development

The proposed development includes the following:

- Erection of a two-storey house, including an integrated garage.
- Demolition of existing bungalow, detached garage and outbuildings.
- The house and garage will be constructed from natural stone, with a natural blue slate roof.
- The existing access will be utilised, and a new gate will be set further back from the highway than the existing one.

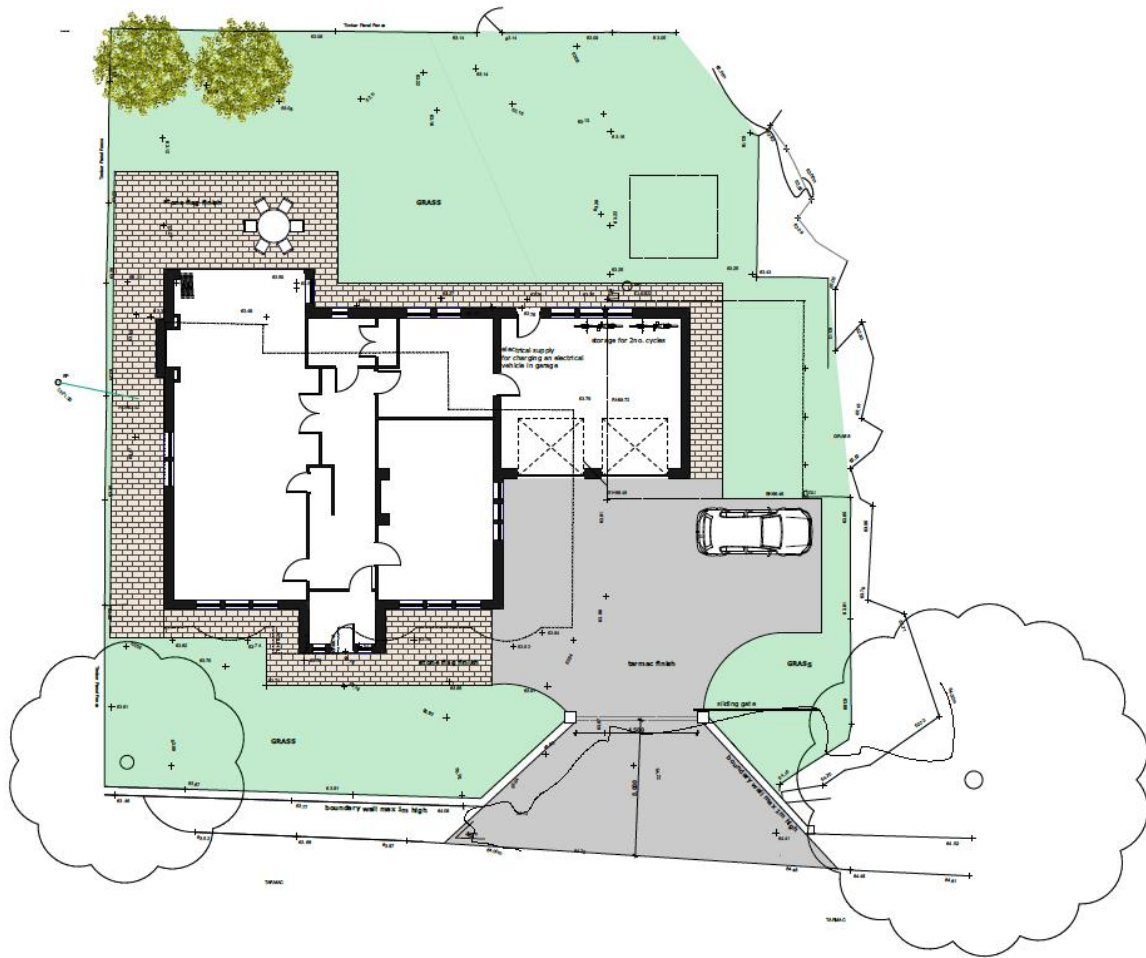


Figure 1 – Proposed site plan

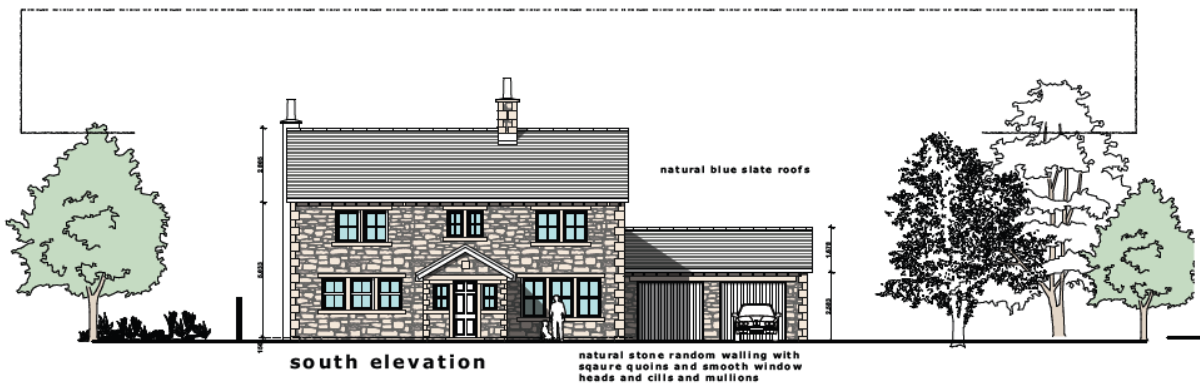


Figure 2 – Proposed south elevation



Figure 3 – Proposed north elevation

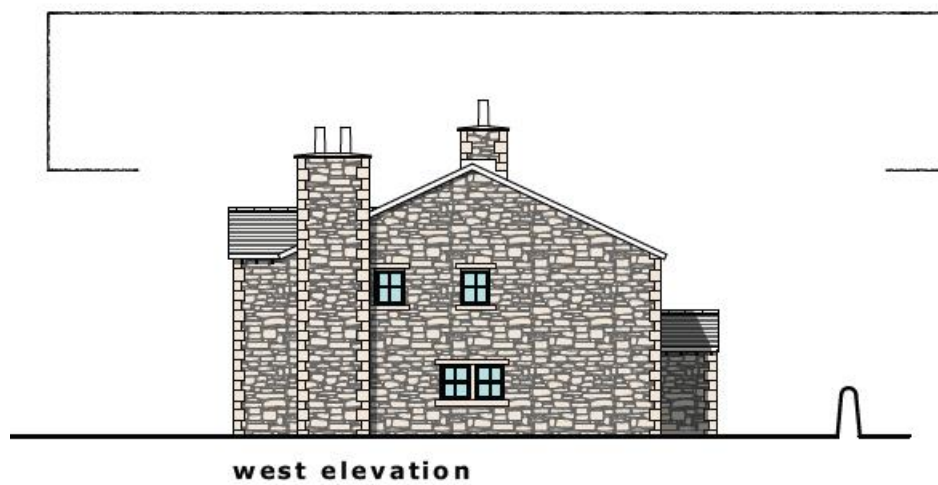


Figure 4 – Proposed west elevation

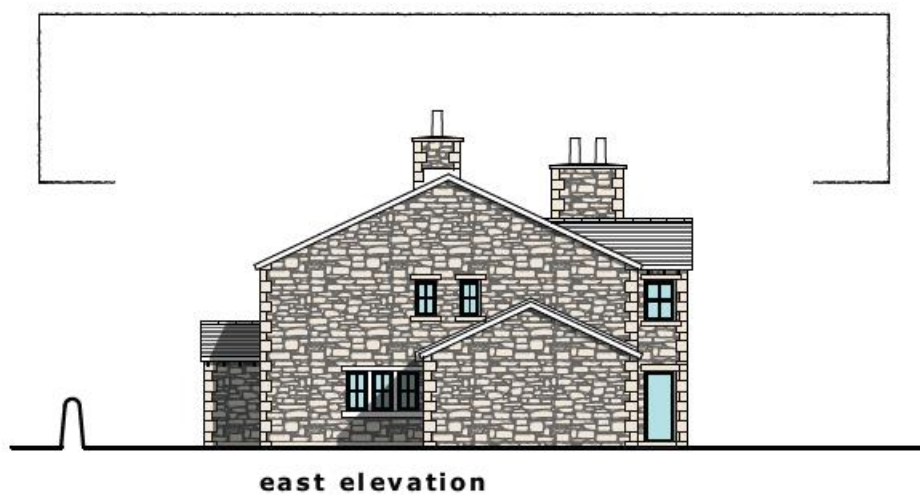


Figure 5 – Proposed east elevation

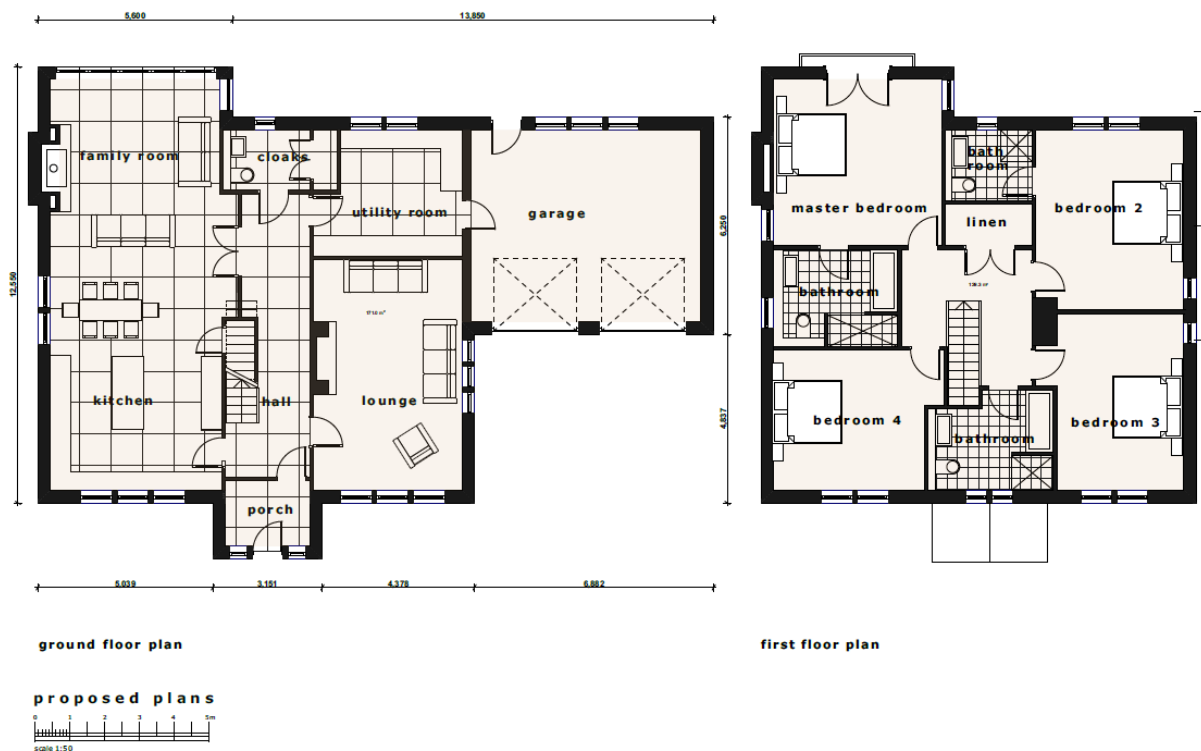


Figure 6 – Proposed floor plan

Planning Policy

Set out below is a summary of the Development Plan documents and more detailed commentary on the relevant planning policies likely to be applicable for development proposals at the subject site.

Ribble Valley Borough Council adopted their Core Strategy in December 2014, forming part of the borough’s Development Plan. The previous 1998 Local Plan has been entirely superseded by the Core Strategy, and no saved policies remain. The Council also adopted the Housing and Economic Development (Development Plan Document) in 2019, which forms part of the Development Plan. The Council’s Local Development Scheme states a new Local Plan will be adopted in 2023. However, no progress on the Local Plan is evident from the Council’s website. Therefore, the following documents comprise the area’s development plan:

- Core Strategy 2008 – 2028 A Local Plan for Ribble Valley
- Housing and Economic Development (Development Plan Document) 2019

Key policies pertaining to the proposed development include (no policies are relevant from the Housing and Economic Development (Development Plan Document) 2019:

- DS1: DEVELOPMENT STRATEGY
- DS2: SUSTAINABLE DEVELOPMENT
- EN2: LANDSCAPE
- EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE
- EN4: BIODIVERSITY AND GEODIVERSITY
- DMI2: TRANSPORT CONSIDERATIONS
- H1: HOUSING PROVISION
- DMG1: GENERAL CONSIDERATIONS

- DMG2: STRATEGIC CONSIDERATIONS
- DMG3: TRANSPORT AND MOBILITY
- DME1: PROTECTING TREES AND WOODLANDS
- DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE & THE AONB
- DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS
- DME2 – LANDSCAPE AND TOWNSPACE PROTECTION
- DME3 – SITE AND SPECIES PROTECTION AND CONSERVATION

The National Planning Policy Framework (2023) sets out national planning policy for England. National Planning Practice Guidance provides further information on how policies should be interpreted.

National policy and guidance are material considerations in any planning decision.

The following key areas of national policy and guidance are of key relevance to this case:

- Section 2 – Achieving sustainable development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 12 – Achieving well-designed places.

Other material considerations include:

- None

Key Planning Issues

Principle of development

The proposed two-storey house will replace the existing bungalow, detached garage and outbuilding. This will consolidate development on the existing residential site, which will be placed in the same location as the bungalow. It is recognised that the site is located within the countryside and is not in a settlement area, however, as the proposed development would replace an existing residential dwelling, the principle of development is acceptable and complies with Policy DS2 and DMH3 of the Core Strategy 2014.

This assessment is confirmed via the lapsed consent 3/2017/1210. The previous assessment is based on the existing Core Strategy 2014. Therefore, no material considerations have altered since this decision, so the application should be approved on this basis.

Furthermore, a similar application at Fencegate Farm Ribchester Road Langho BB6 8AL, application reference 3/2024/0249, was approved on 4th June 2024. This application also proposed demolishing the existing bungalow on the same road as this application and replacing it with a two-storey dwelling. The case officer found no harm to the character of the area or to neighbouring amenities. This approval provides a material consideration of how Ribble Valley Borough Council has determined a similar application in the local area.

Design and landscape

The proposed two-storey house will be constructed from natural stone and blue slate roofing. The area is defined by countryside and homes that are a significant distance from each other. Furthermore, homes in the area are typically two-storey and constructed from

natural materials. Therefore, the proposed design reflects the area's existing character and would reflect existing developments nearby.

The proposed house would be in the exact same location as the existing bungalow, and the proposed garage would be subservient to the main house, as it would be significantly lower and set back from the building line of the house. Due to the nature of the site, with adjacent wooded areas and proposed landscaping, the proposed house would not be highly visible from a long or short distance. This would result in the development blending into the landscape and have a neutral impact in the broader setting.

Due to the proposed siting, scale, size, and materials used within the development, the proposal is considered to reflect the existing character of the area and be respectful to the wider setting. Therefore, the application complies with Policies EN2, DMG1, and DMH3 of the Core Strategy 2014.

This assessment is also confirmed via the lapsed consent 3/2017/1210. The previous assessment is based on the existing Core Strategy 2014; therefore, no material considerations have altered since this decision, and the application should be approved on this basis.

Amenity

The proposed development is located more than 200 metres from the nearest house. Therefore, it is considered to be a significant distance from neighbouring amenities and would not harm overlooking overbearing, loss of lookout, or loss of light.

The proposed development would comply with Policy DMG1 of the Core Strategy.

This assessment is also confirmed via the lapsed consent 3/2017/1210. The previous assessment is based on the existing Core Strategy 2014; therefore, no material considerations have altered since this decision, and the application should be approved on this basis.

Highways

The proposed development would improve the site's existing visibility splays and set the entrance gate back from the highway. The development would allow vehicles to enter and leave the site in forward gear. When assessing the lapsed application 3/2017/1210, the highways officer considered the application to result in improved highways safety. No further amendments have been made since this lapsed application. Therefore, the proposal complies with Policy DMG3 of the Core Strategy 2014.

Ecology and trees

The application is accompanied by an updated Arboricultural Impact Assessment, prepared by Bowland Tree Consultancy Ltd. The report was produced in March 2024 and confirms that no trees of significance will be harmed by the proposed development. Two trees are proposed to be removed, one of poor quality experiencing ash dieback, and another graded C1 that is proposed to be removed to enable development. Therefore, the proposed development would accord with Policy DME1 of the Core Strategy.

Since the approval of the lapsed application, the government have introduced mandatory biodiversity net gain for developments that meet the necessary threshold. The threshold, in this case, would be for a self-build / custom-build site that measures more than 0.5

hectares. The proposed site would consist of a self-build project and would be less than 0.5 hectares. However, the applicant has provided a BNG calculation to support the application, as they are committed to the ecological welfare of the area. The accompanying BNG report by Envirotech confirms that the application would demonstrate 30.88% BNG and, therefore, would comply with the Environmental Act in this regard.

The application is also accompanied by a Bat Survey Report and Method Statement, produced by Dave Anderson. The report highlights that a preliminary bat roost assessment survey was carried out in January 2024, which observed a moderate level of bat activity in existing buildings. Due to the presence of bats, a series of emergence surveys were planned during peak bat season between July and August.

The emergence surveys concluded that a bat licence would be required to undertake development on site due to the presence of bats. Furthermore, the report recommends that compensatory roost features in the form of an integrated bat tubes in the western gable end of the new build and installation of two Greenwoods Ecohabitats three crevice boxes on trees on the eastern boundary would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing. The report also indicates a method statement of how works should be undertaken to ensure no harm to bats during the development.

Therefore, the proposed development provides suitable mitigation measures to accommodate bats on site and would accord with policy DME3 of the Core Strategy.

Conclusion

Section 38(6) of the Planning & Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise.

The application is made in accordance with the development plan. The proposed development has been designed sensitively. This has resulted in a high-quality design being developed and would have a positive impact on the wider landscape and character of the area. Furthermore, all technical matters have been carefully considered and the development would not result in harm to highways, ecology or trees in the area.

Therefore, the proposed development accords with national and local policies, and should be positively determined without delay.