



JUDITH DOUGLAS TOWN PLANNING LIMITED

Land adjacent to 110 Ribchester Road, Clayton Le Dale, BB1 9EE.

Reserved matters application for a self-build dwelling.



Planning Statement

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JDTPL0408

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## **1.0 INTRODUCTION**

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant for a reserved matters planning application for one self-build dwelling. Outline planning permission including access was approved on the 1<sup>st</sup> of May 2024 reference 3/2023/0321.
- 1.2 This Statement will describe the application site and surroundings and the development being proposed. The relevant planning policies will then be discussed. We will demonstrate that the application complies with the development plan and other material considerations and conclude that reserved matters should be approved.
- 1.3 This application should be read in conjunction with drawings:
- 2338-01B Proposed floor plans and elevations
  - 2338-02 Existing site plan
  - 2338-03B Proposed site plan
  - 2338-04A Proposed visuals and street scene

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The application site is part of an area of agricultural land that forms a gap between 110 and 126 Ribchester Road.
- 2.2 The site is separated from the edge of the highway by a stone boundary wall and hedge. There is an existing vehicle access off Ribchester Road onto the land roughly midway along the site frontage. The outline approval granted permission for one self-build dwelling with vehicle access off Ribchester Road.
- 2.3 The dwelling 110 Ribchester Road adjacent to the site to the east, is a two-storey dwelling at the rear reducing to single storey at the front and is constructed out of red brick with a grey corrugated tile roof. The other houses on Ribchester Road to the east of this are mostly two storey dwellings of red brick with some painted render, predominantly blue slate roofs but one has a red tile roof. Immediately opposite the site is Clayton Hey a former farmstead built of stone with a blue slate roof.
- 2.4 To the west of the site is 126 Ribchester Road. This dwelling has recently been demolished and replaced. The original bungalow was red brick with a tiled roof. It had been replaced with

a one and half storey dwelling with a detached garage in the front garden all finished in white render and a grey tiled roof. Planning reference 3/2022/0974.

- 2.5 The site is not in a conservation area and there are no listed buildings in the near vicinity. It is not in a minerals' safeguarding area. The GOV.UK flood map for planning indicates that the site is within flood zone 1 an area least likely to flood.

### **3 THE PROPOSED DEVELOPMENT**

- 3.1 The proposed development is for a one and half storey dwelling and a detached double garage. The garage is linked to the house by a covered walkway The footprint of the house is 15m by 10.5m. The height to the eaves is 2.86m and to the ridge is 6.8m. The walling material to the front elevation is stone with stone detailing around the windows, doors and for the quoins. The walling material on the side gables is render at the ground floor level with a wood effect composite cladding above. See appendix 1 Composite Cladding detail. The rear elevation is mostly render with some detailing in composite. The roof covering is a grey concrete tile. The front elevation has two modest sized dormer windows and a canopy over the entrance door on timber posts. The rear elevation has two sets of patio doors and a glazed door on the ground floor, two modest sized dormer windows in the roof and a projecting gable to provide a fully glazed recessed area with balcony in front. The existing ground levels are show on the submitted 2338-02 Existing site plan and the proposed finished floor level is shown on 2338-01B Proposed floor plans and elevations in accordance with condition 7 of the outline planning permission.

- 3.2 The proposed detached garage measures 9m by 6.66m. It is clad in composite and has a flat roof at a height of 2.86m. It is linked to the house by a short flat roofed open walkway. An area of paving surrounds the house which is then provided with lawn with areas of shrubs up to the site boundary. The parking and turning area are to be finished in permeable tarmac. The entrance gates to the new dwelling open into the site. A new hedge is proposed around the perimeter of the site. The existing stone boundary wall will be retained and reduced in height to 1m above the crown level of the road as required by condition 10 of the outline permission. The access is provided with visibility splays of 2.4m by 45m in both directions.

### **4 PLANNING HISTORY**

- 4.1 Outline planning permission was granted on appeal for one self-build dwelling on the site on the 10<sup>th</sup> of April 2024.

## **5 DEVELOPMENT PLAN POLICY**

5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

### *Core Strategy (2014)*

5.2 The following policies are of relevance to the proposal:

#### Ribble Valley Core Strategy:

- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG3 (Transport and mobility) consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists and those with reduced mobility
- Policy DME2 (Landscape & townscape protection) development should not harm local landscape or landscape features
- Policy DME3 (Site and Species Protection and Conservation) seeks to protect wildlife species protected by law and to incorporate measure to enhance biodiversity where appropriate.

## **6 EVALUATION**

6.1 Outline planning permission including access has been granted. The information submitted with this application the 'reserved matters' cover, appearance, landscaping, layout and scale.

### Main Issues

6.2 The main considerations relevant to this application are

- Impact on residential amenity
- Visual amenity/ External Appearance
- Landscape and Ecology
- Highway safety and parking.

### Impact on residential amenity

6.3 The dwelling 110 Ribchester Road has windows in the gable elevation which overlook the application site. These are secondary windows to the front and rear ground floor rooms. The layout of 110 Ribchester Road and position of windows are shown on the approved drawings for reserved matters approval 3/76/0437 in the Council's archive. The proposed dwelling is set back into the site and positioned so that the single storey garage is 5.6m from the ground

floor secondary windows in the gable of 110. These windows will retain a view to the sky. Given that a 2m high boundary fence could be positioned on the boundary without planning permission the relationship of the proposed dwelling to the ground floor secondary windows in the gable of 110 is acceptable. The first-floor window will retain an open outlook across the application site over the proposed flat roofed single storey garage. The positioning at 90 degrees to the front of the proposed dwelling will ensure that there is no overlooking of the windows in the proposed dwelling.



1. 110 Ribchester Road.

- 6.4 Care has been taken not to overshadow the patio doors and conservatory at the rear of 110 Ribchester Road. Drawing 2338-03B Proposed site plan Shows a 45-degree line from the patio door to the corner of the proposed dwelling to show that the design meets the “45 degree rule”. A sufficient distance has been provided between 110 Ribchester Road and the proposed dwelling for privacy to be maintenance and no overbearing impact to occur. The proposal is therefore in conformity with policy DMG1.

#### Visual amenity/External appearance

- 6.5 The site is adjacent to existing housing to the east and there is further existing housing development to the west. The frontage of the site is Ribchester Road, and opposite is the dwelling Clayton Hey. There is a mixture in the size and height of dwellings nearby and a mixture of materials in the area.
- 6.6 Drawing 238-04A Proposed visuals and street scene shows the height of the proposed dwelling in relation to the neighbour 110 Ribchester Road see extract below figure 1. The ridge height of 110 Ribchester Road is 0.42m higher than the proposed dwelling reflecting

the fact that 110 is a two-storey dwelling and the proposed dwelling is one and half storeys. As the proposed dwelling is also set back into the site it will not appear unduly prominent in the street scene.



Figure 1 Extract from 238-04 Proposed visuals and street scene

6.7 The proposed dwelling is similar in terms of its scale, design and materials to the recently constructed dwelling at 126 Ribchester Road. The materials used on that dwelling are render and a dark grey concrete tile and the design includes dormers on the front elevation and a glazed gable with balcony feature on the rear elevation. The approved scheme included the introduction of a detached garage at the front of the dwelling. See photograph 2. The location of the garage at 126 Ribchester Road in relation to the development site is shown on the 2338-02 Existing site plan and 2338-03B Proposed site plan. 126 Ribchester Road and the bungalows to the west are set back from the road. The positioning of the proposed dwelling therefore relates well to the positioning of the dwellings to the west and east of the site.



2. 126 Ribchester Road. Source, google street view October 2024.

6.8 As described above the dwellings around the site are built out of a mixture of building materials. The design of the proposed dwelling uses stone on the front elevation which reflects the stone buildings at Clayton Hey and the stone boundary wall at the front of the site. Render proposed on the side and rear elevations, and this reflects the use of render on

the rear elevations of houses and bungalows nearby including 126 Ribchester Road. Wood cladding has been used extensively on Four Trees a property nearby on Ribchester Road approximately 300m to the northwest. See image 3. The design of the proposed dwelling is appropriate to its setting and is acceptable in terms of visual amenity. The proposal accords with the requirements of Policy DMG1 and DME2.



3 Four Trees, Ribchester Road. Source Google maps

### Landscape and Ecology

6.9 Outline planning permission was granted on appeal. The appeal Inspector commented at paragraph 20-21 of the decision letter- *“Although the appeal site forms part of a wider field and currently has an agricultural character, it is located between two houses that form part of a ribbon of development that on this side of the road continues all the way to the junction of Ribchester Road with the A59. The development of the site would be seen as a natural extension of the row of houses on this side of the road. Whilst it would change the character of this part of the field, visually it would not be seen as an incongruous incursion into the countryside.*

*Although the scale, layout, appearance and landscaping are reserved for future consideration, I see no reason why the development of the site for a dwelling could not be achieved in a way that would respect the character and appearance of the surrounding area. As a result, in this regard the proposal would not conflict with the requirement in Policy DMG2 that developments in the open countryside should be in keeping with the character of the landscape and acknowledge the special character of the area through its size, design, materials, landscaping and siting. Moreover, the development would be of a scale commensurate to the size of the existing settlement.”* See Appendix 2.

- 6.10 The Inspector clearly took the view that the site could be developed without harm to the landscape. We have demonstrated above that the size of the proposed dwelling and the proposed use of materials is in keeping with the character of the landscape. It is proposed to provide a native hedgerow around the site which will further assist in blending the development into the landscape. The proposal is compliant with policy DME2.
- 6.11 Condition 6 of the outline permission requires the provision of artificial bird nesting boxes and artificial bat roosting sites. Locations for these are shown on the proposed east and west gables. Details of the proposed artificial bird nesting boxes and artificial bat roosting sites will be provided as part of a discharge of condition application. The proposal accords with policy DME3.

#### Highway safety and parking

- 6.12 Outline planning permission was granted on the basis of the provision of visibility splays of 2.4m by 45m where all obstructions over 1m in height above the crown height of the road are to be removed. These are secured by condition 10. Condition 11 requires the first 5m of the access into the site to be permanent hard surfaced material. The proposed access and driveway comply with this condition and are to be surfaced in permeable tarmac.
- 6.13 The proposed dwelling has four bedrooms. The Lancashire County Council Car Parking Standards requires three off-street parking spaces for a four-bedroom dwelling. A double garage is proposed and there is adequate space to provide at least one other parking space and have sufficient space to turn vehicles. Bins are shown located at the rear of the dwelling and can be brought to the entrance on collection days. An electric vehicle charging point is provided within the garage. The garage and attached boot room are on a sufficient size to store cycles. The proposal complies with the requirements of policy DMG1 and DMG3.

## **7 CONCLUSION**

- 7.1 This planning statement has been prepared for a reserved matters planning application for one self-build dwelling. Outline planning permission including access was approved on the 1<sup>st</sup> of May 2024 reference 3/2023/0321.
- 7.2 It has been demonstrated that the proposed development is wholly compliant with the policies of the Ribble Valley Core Strategy. We have demonstrated that the development will not harm the amenities of the neighbouring property, and the design of the proposed dwelling

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will not result in harm to the visual amenities of the area or the landscape generally. Highways safety measures have been employed as was agreed at the outline stage. There are no other technical considerations that would indicate that planning permission should not be granted.

#### Appendices

- 1 Composite cladding detail. Please refer to pages 46-56 Forma composite slatted cladding.
- 2 Appeal decision APP/T2350/W/23/3335737 Outline planning permission 3/2023/0321.