



JUDITH DOUGLAS TOWN PLANNING LIMITED

Willow Springs, 58 Pendleton Road, Wiswell BB7 9BZ



Proposed annexe accommodation.

Planning Statement JDTPL0522

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STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR THE CONSTRUCTION OF ANNEXE ACCOMMODATION AT WILLOW SPRINGS, 58 PENDLETON ROAD, WISWELL BB7 9BZ

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of householder planning application for the provision of annexe accommodation within the grounds of Willows Springs. The annexe will be occupied by the applicants' daughter.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

01 Existing site plans 1:500 and 1:200 and location plan 1:1250.

02A Proposed site plans 1:500 and 1:200, plans and elevations 1:100 and 1:50

Tree survey

2.0 APPLICATION SITE AND SURROUNDING AREA

2.1 The application site is within the settlement boundary of Wiswell, outside the conservation area and outside the National Landscape area (formerly Area of Outstanding Natural Beauty) as show on the adopted Housing and Economic Development, Development Plan Document (HEDDPD) Sheet 6 inset 1. See figure 1.

2.2 Willows Springs is positioned on the eastern side of Pendleton Road. The land slopes down from west to east. The house is set within a large, landscaped garden which is surrounded by mature trees and hedges the whole plot is approximately 0.43 hectares. A tree preservation order coves trees on the site frontage and along the northeast boundary. 205-2017 The 58 Pendleton Road, Wiswell.

2.3 Planning permission was granted in 2017 for a replacement dwelling on the site. The house is two storeys in height and has an overall footprint of approximately 30m by 16m. The detached garge measures 11.2m by 6m. The front elevation faces Pendleton Road at an angle and is two storeys. The rear elevation faces south and is set into the ground so that it appears to be single storey. The garage is set at the rear of the property at a level which is between the ground and first floor level of the house.

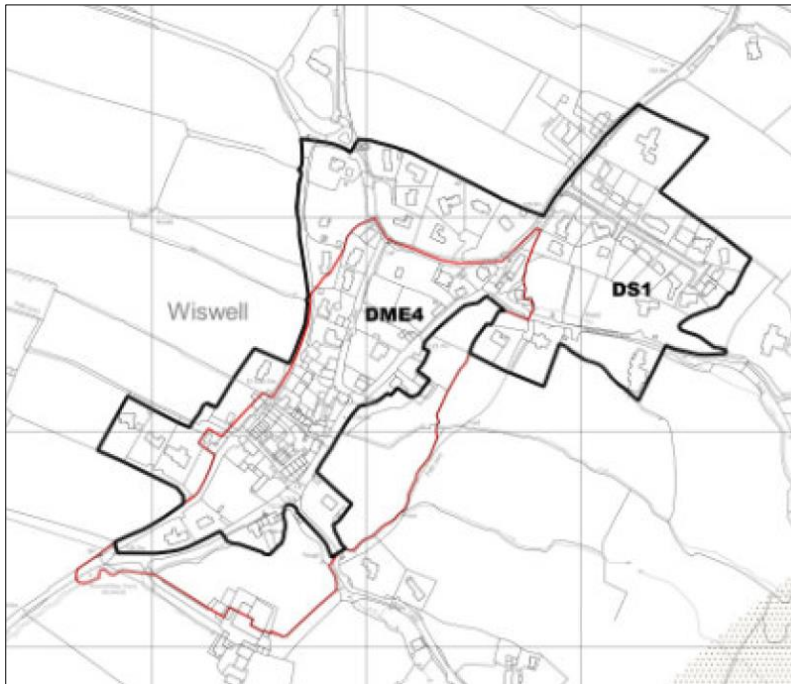


Figure 1 Extract from the HEDDPD proposals map showing the settlement boundary of Wiswell.

Planning History

2.4 The following planning applications have relevance to the site:

- Application 3/2017/0504 – Demolition of existing single storey dwelling and annex and erection of replacement, two-storey dwelling with detached triple garage. Approved 01/09/2017. Condition 7 of the permission removed permitted development rights.
- Application 3/2017/1122 - Discharge of condition 3 (materials), 6 (trees and hedges), 10 (details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted), 14 (detailed scheme for the site access off Pendleton Road) and 15 (construction method statement) from planning permission 3/2017/0504. Approved 11/01/2018

- Application 3/2018/0228- Discharge of condition 4 (boundary walls), 5 (landscaping) 6 (trees and hedges) from planning permission 3/2017/0504. Approved 10/05/2018

3.0 SCHEME PROPOSALS

- 3.1 Willow Springs is occupied by the applicants [REDACTED]. [REDACTED] [REDACTED]. The annexe accommodation will be occupied [REDACTED] [REDACTED] living accommodation whilst remaining [REDACTED] [REDACTED]. The annexe will include an area to be used as an art studio/living room as well as a bedroom with en-suite bathroom and walk in wardrobe. [REDACTED] annexe is not provided with a kitchen.
- 3.2 The annexe is single storey with an L-shaped footprint measuring 10m by 10m. It has a shallow mono-pitched roof approximately 3.3m to the apex. The western side of the annexe is fully glazed the remaining elevations are to be clad in larch laid vertically. The windows and doors are powder-coated aluminium, the roof a single ply covering and the decking a composite nonslip cladding. Car parking and the garden will be shared with the existing dwelling.

4.0 RELEVANT PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2024).

4.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

- 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 DMH5: Residential and curtilage extensions – must accord with policy DMG1 and any relevant designations within which the site is located.
- Policy DME1: Protecting Trees and Woodlands - requires tree information to be submitted with planning applications.
- Policy DME2: Protecting trees and woodlands. Seeks to protect existing trees and shrubs.

5.0 EVALUATION

5.1 This section of the statement will justify the acceptability of the proposed development and demonstrate its accordance with the development plan and national planning policy.

Principle of development

5.2 The main policy relevant to this application is DMH5: Residential and curtilage extensions. The policy states:

"Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

- 1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.*
- 2. The extension should generally speaking provide only a modest level of accommodation."*

5.3 The proposed annexe is to provide semi-independent living accommodation for the applicants [REDACTED]. The annexe will provide living room/art studio, bedroom and

bathroom. This arrangement allows the [REDACTED] to have her own space, whilst benefiting from [REDACTED]

- 5.4 Willow Springs is a very large house. The drawings approved in 2017 reference 3/2017/0504 show that the house comprises five bedrooms with en-suite bathrooms, two dressing rooms, three lounges, kitchen, games room, office gym and ancillary rooms all of generous proportions. The proposed annexe accommodation is proportionate to the size of the main dwelling.
- 5.5 There is no definition of what is considered to be a “*modest level of accommodation*” within the policy DMH5 or the Core Strategy as a whole. The policy is phrased to allow leeway of interpretation by including ‘*generally speaking*’ within the sentence describing the allowable level of accommodation. It is not explicit whether ‘*modest*’ refers to the physical size of the extension in relation to the existing residential property or the size of the extension in relation to the number of occupants. Overall, the requirements of criteria 2 are vague.
- 5.6 Willow Springs is a large two storey dwelling set within a large garden. The proposed annexe accommodation in comparison is much smaller and single storey. The number of rooms proposed within the annexe is modest and the size of the rooms are similar to those in the house. The living room will have two functions, a space to relax and space for art making activities.
- 5.7 An analysis of what is proportionate annexe accommodation was considered in appeal APP/T2350/D/20/3264575 The River House Balderstone. Here the appeal related to an extension to existing annexe accommodation. In determining the appeal, the Inspector in considering what constitutes a “*modest level of accommodation*” in relation to policy DMH5 reasoned “*Given that any annexe accommodation must, as a matter of logic, comprise a single planning unit with its host dwelling, it would also be reasonable to conclude that the definition of modest should be a comparative one. On that basis, even though both properties would have three bedrooms, the host dwelling at River House would remain very substantially larger. Indeed, the footprint of the proposed enlarged annexe would be no larger than the footprint of the rear extension to The River House, which is approximately half of the overall host dwelling footprint. Furthermore, the extended annexe would remain single storey, with low pitched roof and low overall height, whereas The River House is a two-storey building with substantial roofscape. In visual*

terms, the extended annexe would remain clearly subordinate.” See appendix 1
APP/T2350/D/20/3264575 The River House Balderstone

- 5.8 The same analysis applied to the proposed annexe at Willow Springs ought to conclude that the proposed annexe is clearly subordinate to the main dwelling and in this respect complies with policy DMH5. The open plan layout of the annexe, and strong connection with the garden via the bi-fold doors, decking and large areas of glazing lends itself to future ancillary residential uses such as a garden room, gym, home office or guest accommodation. To ensure that the annexe and house remain a single planning unit once completed, the applicant is willing to accept an occupancy condition limiting the use of the annexe and to prevent it becoming a separate dwelling. The proposal in principle is compliant with policy DMH5 of the Core Strategy.

Residential amenity

- 5.9 The proposed annexe accommodation is positioned to the rear of the site well away from any neighbouring properties and as such will have no negative impact on the surrounding residential properties and accord with policy DMG1 in this respect.

Visual impact

- 5.10 Due to the sloping nature of the site the annexe accommodation will be partly dug into the slope and partly raised up above the natural ground level. The north side elevation of the annex is level with the front of the garage. The building is surrounded by an existing boundary hedge and trees this together with other trees within the garden and the low height of the building ensures that the building will not appear prominent in the landscape. The proposed external walling material of larch left to silver naturally will also assist the building to blend into the landscape and is an appropriate material to use on an ancillary building within a domestic garden. The proposal is compliant with policies DMG1 and DMH5 of the Core Strategy.

Trees

- 5.11 A tree preservation order was placed on the site in July 2017. See appendix 2. None of the trees listed in the order are affected by the proposed development. The tree report submitted with this application identifies T2 a red oak as suffering from major decay and fungus attack and has categorised the tree as 'U' unsuitable for retention. T4 a rowan is also categorised as 'U'. It is proposed to remove T2 and a newly planted tree T5 a weeping willow. It is proposed to transplant T5 to the side of the building adjacent to the

rear boundary. The proposal meets the requirements of policy DME1 and DME2 of the Core Strategy.



1 Rear elevation of Willow Springs and the detached garage



2 East elevation of the garage and tree T5 weeping willow to be transplanted



3 Location of proposed annexe accommodation next to the existing garage.

Highways and parking

- 5.12 The development will not lead to any increased traffic to the site. The overall number of bedrooms will increase from 5 to 6. However, there is ample space within the curtilage for the parking of cars. The proposed annexe is next to the existing garage and there is a parking area in front of the garage. As such there is no conflict with policy DMG1 which requires consideration to be given to the potential traffic and car parking implications of developments.

6.0 SUMMARY AND CONCLUSION

- 6.1 The proposed annexe accommodation will provide the family with additional accommodation [REDACTED] The annexe is positioned sensitively within the site and will not result in any harmful impacts on the landscape or the character and amenities of the area. There is no significant impact on trees and the development does not affect any trees protected by the Tree Preservation Order.

- 6.2 In addition, no environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied, and the application supported.

Appendices

Appendix 1 APP/T2350/D/20/3264575 The River House Balderstone

Appendix 2 The 58 Pendleton Road Wiswell Tree Preservation Order 2017