

Markhor, Eaves Hall Lane, West Bradford, BB7 3JG

PLANNING SUPPORT STATEMENT

for

Erection of new dormer bungalow to replace existing bungalow

September 2025

Willcock Consulting



1 Introduction

- 1.1 This Planning Support Statement is intended to accompany the planning application for the erection of a new dormer bungalow to replace the existing bungalow at Markhor, Eaves Hall Lane, West Bradford. The bungalow forms part of a low density range of dwellings which extends along the eastern side of Eaves Hall Lane which, itself, lies outside the defined settlement boundary (although forming part of the broader village of West Bradford, itself). However, only occasional glimpses of the dwellings is apparent to passers-by due to the established roadside tree and hedge belt behind which they are located.
- 1.2 Eaves Hall Lane also provides access to a number of hospitality venues, the closest to the application premises being Eaves Hall itself (a busy and successful wedding and function venue) but also, further up the lane is Three Rivers Woodland Park, a long established residential and holiday caravan site. Consequently, although located out with the (development plan) village boundary and within defined Open Countryside, the application site cannot be described as an isolated location and is very much bonded functionally and socially with the rest of the settlement.
- 1.3 Eaves Hall Lane is also located within the Forest of Bowland AONB where new and existing developments are expected to respect the high quality of their setting through additional planning controls.
- 1.4 Recent decades have seen a succession of changes in the locality, responding to new requirements of property occupiers and that is reflected in the dwellings along the Lane, whose varying size, character, style and age follow no consistent theme but with the overall street scene being visually unified by large, well landscaped gardens and an abundance of trees and hedges. Several existing dwellings have been changed, over the years, through additions and extensions and Markhor, similarly, has been the subject of previous applications either to alter and extend the existing dwelling.
- 1.5 In 2013, planning permission was granted to remodel and extend the existing property and create a larger dwelling to provide improved accommodation for the occupiers (2013/0934) but that scheme was never implemented. In 2018 permission was sought to modify and extend the dwelling, again, to provide more modern and suitable accommodation but that application (2018/0371) was refused on design grounds (the proposed footprint extending in front of the established building line). Certain other changes, not requiring planning permission, have been made by the previous occupiers - changing the linked, flat-roofed integrated double garage into a master bedroom and adding a flat roofed kitchen extension to the rear.

- 1.6 Whilst meeting the occupiers' accommodation requirements (at that time), the series of changes have nevertheless significantly altered the original design intentions of the dwelling - both in terms of its function and its external appearance - and this impacts upon the ability of the new owners to bring the premises up-to-date to suit their own needs and improve energy efficiency.
- 1.7 The owners also wish to re-arrange habitable room location to respond to the (Eaves Hall) busy function use on the opposite side of Eaves Hall Lane. The statutorily Listed Hall is a much valued and visited Georgian mansion - previously utilised as a (less intensive) private members club, but more recently improved as a successful conference and function venue - but its historic and aesthetic value focuses upon its Western elevation and gardens. The rear of the Hall which adjoins Eaves Hall Lane on its eastern boundary contains a range of functional yet essential service uses and have been much altered, over the years, as a result.
- 1.8 Immediately across the road from the application site are therefore unattractive kitchens and stores, plus kitchen extract systems, and whilst these functional additions are clearly necessary to serve the commercial activities at the Hall, they are nevertheless visually unwelcome and, at times, noisy features for immediately adjoining dwellings.
- 1.9 Additionally, service deliveries are also made to this point on a regular basis and have to make their deliveries from the roadway, parked immediately outside Markhor, sometimes with refrigerated cooling systems noisily running, adding to the noise associated with kitchen extract systems and open kitchen windows. Logically, Markhor would benefit from removing the most sensitive habitable rooms from the road frontage elevation and replace these on the quieter opposite side of the dwelling.

2 The Planning Proposal

- 2.1 The application seeks permission to replace the existing detached bungalow with a new dormer bungalow of more modern layout and design. A detailed explanation of the design process is contained within the Design and Access Statement (DAS) which accompanies the application.
- 2.2 That explains the applicants' accommodation requirements and overall design brief - intending to relocate a new dwelling on the central part of the existing residential site with the forwardmost part of the dwelling in line with the present property. However, the bulk of the detailed footprint has been moved away from the road frontage so as to minimise any perceived impact upon the setting (as viewed from Eaves Hall Lane) within the AO and be but also to provide better separation of the principal rooms from the delivery and service area activities at Eaves Hall.

- 2.3 Whilst the replacement bungalow is larger than the existing premises the selected design utilises the falling site levels to avoid any material impact upon the setting or upon the amenities of adjacent householders. In terms of overall floor area, the proposal is no larger than the proposal which was approved by the Council (but never built) in 2013.
- 2.4 The belt of trees along Eaves Hall Lane serves to screen the row of dwellings from passers-by on the road and the significant backdrop of mature trees within (TPO protected) Drake House Wood immediately beyond the rear residential boundary serves as a significant landscape background which helps to reduce the impact of any buildings in the foreground. Further trees exist within individual residential gardens, providing screening between dwellings and their gardens.
- 2.5 With the exception of two very small trees (one dead, one poor immature evergreen) by the site entrance all the trees on the application site are to be protected and retained. A tree survey and root protection analysis confirms that the development can be undertaken without any material adverse impact upon existing or neighbouring trees.
- 2.6 The existing access will be retained but improved to provide improved radii and set back gates as per the application drawings.
- 2.7 The replacement building respects contemporary design and building codes, including energy efficiency, safety, lifestyle, access and drainage - offering significant improvements over the existing premises.
- 2.8 The application comprises the following documents:-
- Application form
 - Planning Support Statement – Willcock Consulting
 - Design and Access Statement – Sunderland Peacock Architects
 - Ecology and Habitat Appraisal – Etive Ecology
 - Bat Survey – Etive Ecology
 - Biodiversity Statement – Etive Ecology
 - BNG Metric – Etive Ecology
 - Tree Survey (incl Root Protection Plan) – Iain Tavendale
 - Existing site layout drawing 1:500 7125 / P01C
 - Existing Site Layout (incl levels) 1:200 / P02D
 - Existing property layout and elevations / P03B
 - Proposed site layout 1:500 / P05C
 - Proposed site layout 1:200 / P06D
 - Proposed elevations and floor layout / P07B

- Proposed site sections / P08C
- Location plan
- Proposed materials schedule. 7125

3 Planning Policy

National Policy

3.1 The National Planning Policy Framework (NPPF 2024), para 48, reminds local planning authorities that planning law requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. At the heart of the Framework is the objective of sustainable development, summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.2 Three objectives flow from this aim.

- 1) an economic objective to help build a strong responsive and competitive economy by ensuring that sufficient land of the right types is available in the right place and at the right time to support growth, innovation and improved productivity
- 2) secondly, a social objective to support strong, vibrant and healthy communities by fostering a well-designed and safe built environment with accessible services that reflect current and future needs and support communities' health, social and cultural well-being, and
- 3) thirdly, an environmental objective to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Local Planning Authorities are expected to reflect these key sustainable objectives within their individual development plan documents and policies as well as in their planning application decision making.

3.4 Importantly, those policies and decisions made from them should apply a presumption in favour of sustainable development. For decision-making this means:-

- a) approving development proposals that accord with an up-to-date development plan without delay, or
- b) where there are no relevant development plan policies, grant permission unless the application of policies in the Framework provides a clear reason for refusal or the adverse impacts of so doing would significantly and demonstrably outweigh the benefits.

The local development plan (RV Core Strategy) with its objectives of delivering sustainable high quality development to meet locally identified needs is therefore the starting point for decision-making.

3.5 Consequently, planning policies and decisions should ensure that developments:-

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities),
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit,
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks, and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.6 Para 96 of NPPF promotes healthy and safe communities, confirming that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods and active street frontages; and
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion , and
- c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

- 3.7 NPPF (2024) importantly strengthens environmental controls through Section 15 – Conserving and Enhancing the Natural Environment - by:-
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Ribble Valley Core Strategy

- 3.8 The Core Aim of the Council’s development plan (Core Strategy) is its focus upon sustainable development - directing new development and investment wherever possible to its sustainable settlements (Policy DS2). Whilst Clitheroe, Longridge and Whalley are defined as the principal settlements to which the majority of new business and residential development will be directed, the Council acknowledges that its villages also serve a valuable role by providing accommodation and facilities within the rural areas. West Bradford is defined in Policy DS1 as a Tier 2 Village settlement where new development will need to meet proven local needs or deliver regeneration benefits.
- 3.9 The band of residential and leisure/function uses which extend along Moor Lane (and within which the application premises are contained) are loosely attached to the village but located outside the CS defined settlement boundary. They nevertheless form part of the recognised village identity and function.

- 3.10 Location outside defined settlement boundaries has a clear bearing upon new development intentions as explained by Policy DS1 which states that in allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in the plan. Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the Borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.
- 3.11 Development requiring permission and located outside settlement boundaries (and especially within the Green Belt or AONB) will be restricted to limited appropriate rural uses but will include the replacement of existing dwellings of suitable scale and design.
- 3.12 Policy DMG2 establishes controls within the Tier 2 Villages and outside the defined settlement areas, where development must meet at least one of the following considerations:-
- 1 the development should be essential to the local economy, or social well-being of the area
 - 2 the development is needed for the purposes of forestry or agricultural
 - 3 the development is for local needs, housing, which meets an identified need and is secured as such
 - 4 the development is full small-scale tourism or recreational developments appropriate to a rural area
 - 5 the development is full small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated or
 - 6 the development is compatible with the Enterprise zone designation
- 3.13 DMG2 also explains that within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the reuse of existing buildings, which in most cases is more appropriate than new build.
- 3.14 Furthermore, in protecting the designated Area of Outstanding Natural Beauty, the Council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area, avoiding where possible, habitat fragmentation. Where possible new development should be accommodated through the reuse of existing buildings, which in most cases is more appropriate than new

build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.

3.15 Policy DMG1 establishes a series of more detailed controls governing the precise manner in which new development must take place, relating to:-

- a high standard of building design
- compatibility with existing development and land uses
- suitable density, materials and layout
- recognition of the code for sustainable and lifetime homes, together with sustainable construction techniques
- safe access and parking
- protecting public rights of way and access
- having no adverse effect on the amenities of the surrounding area and
- avoiding adverse impact upon the natural environment.
- The reuse of existing developed sites in preference to greenfield development

3.16 Policy DME1 explains the importance of protecting existing trees and woodland, whilst policy DME2 explains the development proposals will be refused if they significantly harm important landscape or landscape features.

3.17 Policy DMH3 establishes limitations for dwellings in the open countryside and AONB but clarifies (DMH3 – 3) that the rebuilding or replacement of existing dwellings will be allowed subject to the following criteria

- the residential use of the property should not have been abandoned
- there being no adverse impact on the landscape in relation to the new dwelling and
- the need to extend an existing curtilage

3.18 Policy DME4 seeks to safeguard the fabric and setting of Listed Buildings and confirms that development proposals which cause harm to the significance of the heritage asset will not be supported without reasonable justification.

4 Planning Considerations

4.1 The application is not to establish a new residential unit within the open countryside but, rather, to replace an existing dwelling located within an existing semi-rural/residential area which has already been amended in a number of respects and can no longer be viably further adjusted to provide satisfactory living accommodation (fully compliant with contemporary building

codes) in a manner which meets the requirements of its occupiers. A new dwelling providing facilities and sustainable qualities more fitting to present day needs would address the 'Social Benefits' , 'Need' and 'Quality Development' requirements of Policy DMG2.

- 4.2 Neighbouring properties have already been similarly altered and extended to meet changing occupier requirements and it is significant that the Council previously (in 2013) approved an application to substantially alter and extend the current bungalow, which included roof works and providing a second floor. That approval was not implemented but was of a similar scale to that now proposed and focused development on the existing footprint as much as possible.
- 4.3 As the accompanying Design and Access Statement explains, the new proposal utilises site levels to contain replacement ridge heights and maintains all development behind the existing building line (with a further partial setback to achieve greater spacing between the residential accommodation and any disturbance associated with the service and delivery areas for Eaves Hall).
- 4.4 The need to avoid any impacts upon the sensitive (AONB) landscape has been fully recognised through tree retention and new planting. Existing screening belts will be fully retained, thereby minimising any impact on views for passers-by avoiding any material impact upon the two neighbouring dwellings.
- 4.5 Any perceived loss of biodiversity is addressed in the accompanying Biodiversity Statements and, due to its very small amount, would be met, off-site through the purchase of BNG credits from a registered Habitat Bank.
- 4.6 The application is accompanied by a Habitat Assessment and Bat Survey which concludes that there will be no significant impact upon protected habitat but identifies previous use of the bungalow loft space by bats (probably pre the 2018 upgrade and extension of the property by the present owners). No current or recent use of the loft space is apparent but contemporary bat surveys identify foraging bat in the locality, together with the possibility of a summer roost by a pipistrelle bat which might be using the roof tiles or verge as seasonal habitat. Consequently, the new scheme will incorporate a dedicated accessible space above the new garage which would provide permanent habitat of a more suitable size and character. A Licence for this would be required from Natural England, post planning approval.
- 4.7 Core Strategy policy DMH3 provides an opportunity for replacement dwellings within the open countryside, providing residential use of the existing house has not been abandoned, the scheme does not involve an increase in the residential curtilage and also that there is no

adverse impact on the landscape. Location within the AONB further emphasises the need to safeguard the landscape and property setting.

- 4.8 The application proposal acknowledges those requirements and the submitted drawing plus the DAS confirm commitments to high quality design, respecting existing site features and surrounding landscape as well as relationship to surrounding properties. A precedent for the dwelling of this size and scale has previously been endorsed by the Council through its approval of the application 2013/0934 and, in guiding the design, the project architects have taken note of the concerns expressed by the Council when refusing later application 2018/0371 by setting back the building line and utilising site levels wherever possible to eliminate any perceived impact upon the rural street scene. The DAS confirms compliance with Policy DMG1.
- 4.9 Whilst the application premises are located across the road from the rear of Eaves Hall, the outbuildings in question are extremely functional in nature, have been much altered, have no attractive qualities and it is clear from the Listing description that the quality of the Grade 2 Listed Building rests with its impressive western section and frontage.
- 4.10 Any heritage quality which the outbuildings might originally have contained have been long compromised by alterations, the addition of service ducts and extract systems and subordinate service use (plus service traffic). Additionally, the relationship of houses along the eastern side of Eaves Hall Lane to the rear of Eaves Hall is long established, during which time the mostly large dwellings have been altered and extended without any perceived impact upon the setting of the Listed Building. The dense hedge and treeline extending along the front garden curtilages serves to further screen or separate the differing uses (offering only occasional views of parts of the houses beyond) and will remain, in the case of Markhor to eliminate any possible impact of the works upon the setting of the Listed Building.
- 4.11 There is therefore no material conflict with policy DME4 but even had minor impact of the building works been identified that would be mitigated by the social benefit associated with the more fit for purpose dwelling and its associated energy efficiency and accessibility qualities.
- 4.12 The application therefore has respected the key requirements of adopted planning policy and will provide a future-proofed, architect-designed new dwelling in place of the existing previously altered and inefficiently laid out, part flat-roofed bungalow.