

DESIGN STATEMENT



kemple down
chaigley

october

2025

1.0 INTRODUCTION



Figure 1. Aerial view of existing house and garden



Figure 2. North West elevation fronting Birdy Brow

1.1 REPORT OVERVIEW

This report has been prepared by Stanton Andrews Architects on behalf of the applicants, Mr David Dennis and Mr Paul Hutton, to support a planning application for a replacement dwelling.

Stanton Andrews Architects was established in Clitheroe in 2006 and has a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has considerable local experience and projects have consistently demonstrated a focused and considered appraisal of the existing arrangement, site, and context; resulting in imaginative and elegant designs tailored to the specifics of each location. This, combined with a sensibility for historical context and vernacular identities, has created socially and environmentally responsive architecture that enhances and sustains successful places.

This document specifically deals with the architectural design development of the proposal and should be read in conjunction with all associated drawings and supporting documentation.

This report seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access (into and within), massing, orientation and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development.

1.2 APPLICATION ADDRESS

Kemple Down
Birdy Brow,
Chaigley,
Clitheroe,
BB7 3LR

1.3 BRIEF

Stanton Andrews Architects were originally approached to consider options for remodelling and extending the existing dwelling. However, given the amount of work required to improve the existing house to meet current building regulations and give our clients the accommodation they are looking for, we have now been tasked with developing a replacement dwelling.

Our clients wish for a house that is both sympathetic to the setting and the open countryside but also achieves modern living standards. They are most keen that the property should be environmentally responsible with excellent insulation standards and 'green' credentials.

Following a detailed review of the existing house, outbuildings and site it was concluded that whilst the existing buildings 'could' be saved, the property would require a considerable amount of work and would leave our clients with a compromised end result. It was therefore concluded that a replacement new-build proposal would be a better solution for our client and the site.

2.0 EXISTING SITE and BUILDING



Figure 3. South East elevation



Figure 4. Sloped South Access

2.1 EXISTING SITE

The site is located to the East of Longridge Fell just outside Chaigley. The dwelling is situated parallel and adjacent to Birdy Brow with the North West elevation fronting the highway. Birdy Brow keeps rising as it continues up the hill to the South West.

Topography within the site slopes down from the South West to the North and South East. The house is bound by Birdy Brow to the West, with gardens to the North, East and South. Beyond the gardens are fields with an access drive to Rydding’s Farm to the South West.

There are two vehicular access points from Birdy Brow. Access from the South West leads to a large area of hardstanding providing car parking. This area of hard standing is sloped back towards the house and is prone to surface water flooding. Limited additional parking is provided to the North accessed directly from Birdy Brow.

There is a self contained flat in a separate outbuilding to the North of the house.



Figure 5. Existing self contained flat

2.2 EXISTING HOUSE

Kemple Down is a stone built property that has been extensively remodelled and extended. Whilst superficially the house appears satisfactory, it has been poorly converted and extended and does not retain much in the way of charm or character.

Entrance to the house is confusing. The ‘wagon’ door opening to the North West elevation (not original) is seemingly the main entrance but is only accessible on foot from the North entrance. This entrance is limited in size for car parking and routine vehicular access is from the South.

This means day to day entrance to the house is via the utility room with narrow circulation through the kitchen, through the family room before reaching the entrance hall in the centre of the plan. Circulation is poor with several rooms that serve as thoroughfares to other rooms.

Previous development has led to a property with a haphazard appearance including concrete/clay roof tiles, flat roof extensions, extensive use of upvc gutters, windows and fascias. The existing walls and roofs are not insulated, meaning the house is cold and draughty and prone to condensation and mould.

There may have been a barn historically on the site, however the existing dwelling can in no way be regarded as a barn. There is an unoriginal decorative stone arch to the north west elevation, domestic stooled window cills, overhanging eaves with plastic soffits/fascias and corbel detail and the roof is clay or concrete rather than traditional slate.

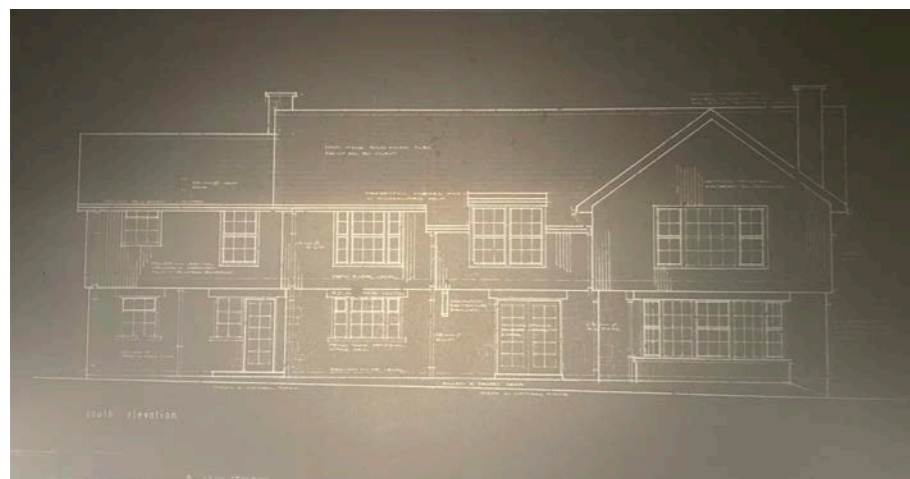
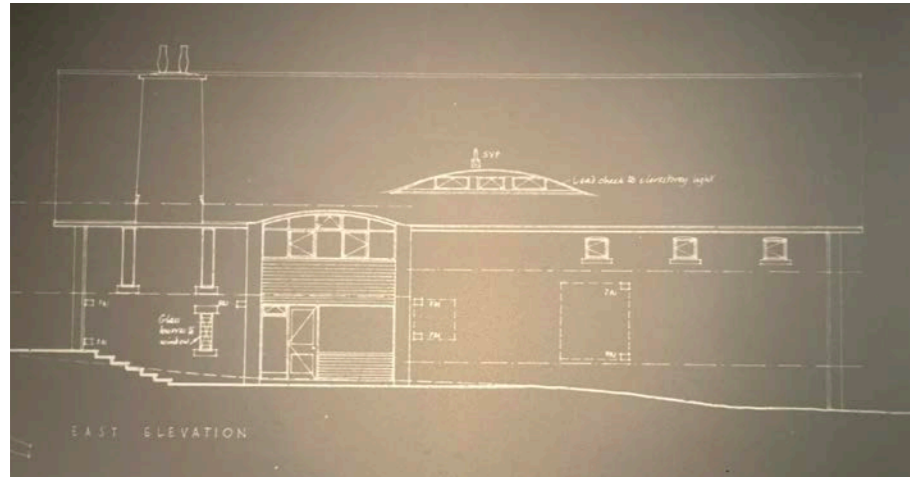
2.3 EXISTING AREAS

ground floor	148 m ²
first floor	112 m ²
self contained flat	34 m ²
total	294 m ²

2.4 EXISTING VOLUMES

house	1125 m ³
self contained flat	202 m ³
total	1327 m ³

3.0 PLANNING HISTORY



Figures 6, 7, 8. Historic planning application drawings



Figures 10,11. Sagar Wood: prominent glazing and non-stone cladding

3.1 PLANNING REVIEW

A review of all previous applications at the site and neighbouring property was undertaken using RVBC's online planning register as well as reviewing historic microfiche records at the Council offices.

3.2 HISTORIC APPLICATIONS

There were a number of planning applications associated with the site. The first were from the 1960s when the property was developed, later applications were for a tool shed in 1986, now an annexe, and for a single storey extension in 2010. The most recent decision was the refusal for a rear extension, there is currently an ongoing application (submitted in March 2025) that seeks to address the issues raised in that refusal.

3.3 NEIGHBOURING PROPERTY

The neighbouring dwelling, Sagar Wood, is located approximately 50m to the North East. It has undergone considerable development with a number of planning applications approved to extend and remodel the property.

Although it is recognised that each application must be determined on its own merits, the above consent demonstrates an awareness of the need to apply a planning balance.

4.0 PROPOSED DEVELOPMENT



Figures 12,13. Views from South West (existing above, proposed below)

4.1 PROPOSED SCHEME

Planning consent is sought for the demolition of the existing dwelling and granny annexe and the erection of a replacement dwelling and garage block at Kemple Down. A detailed assessment of the proposed design is provided within this report. It is trusted that this will provide the LPA with confidence regarding the very well-considered design process undertaken.

4.2 SCALE AND MASSING

Volume comparisons between the proposed and existing dwelling are difficult because in the design approach adopted for the replacement dwelling, much of the property is below ground floor level. Therefore the volume has been calculated at 150mm below the ground floor finished floor level for existing and proposed. The volume of the existing dwelling and associated granny annexe totals 1,327m³. The existing buildings on the site will be demolished in preparation for the replacement dwelling and garage block.

The replacement dwelling has a proposed built volume of 1,188m³, which is more than a 10% reduction compared to the existing development. Notwithstanding this, visual benefits will be achieved with the proposed built form compared to the existing site layout.

The proposed will be broadly located in the same position as the existing dwelling though has been set back 4.5m to allow additional screening with native planting proposed to the nearside verge. This allows for a greater depth and variety of planting and reduces the visual impact on the National Landscape.

As illustrated in the images provided, the proposed replacement dwelling will mimic a single storey building; with further bedroom accommodation tucked into the hillside at lower ground floor level. The overall height has been reduced dramatically; when compared to the existing building, the proposed ridge height is more than 1.3m lower.



Figure 14. HM Land Registry and Google Streetview March 2009

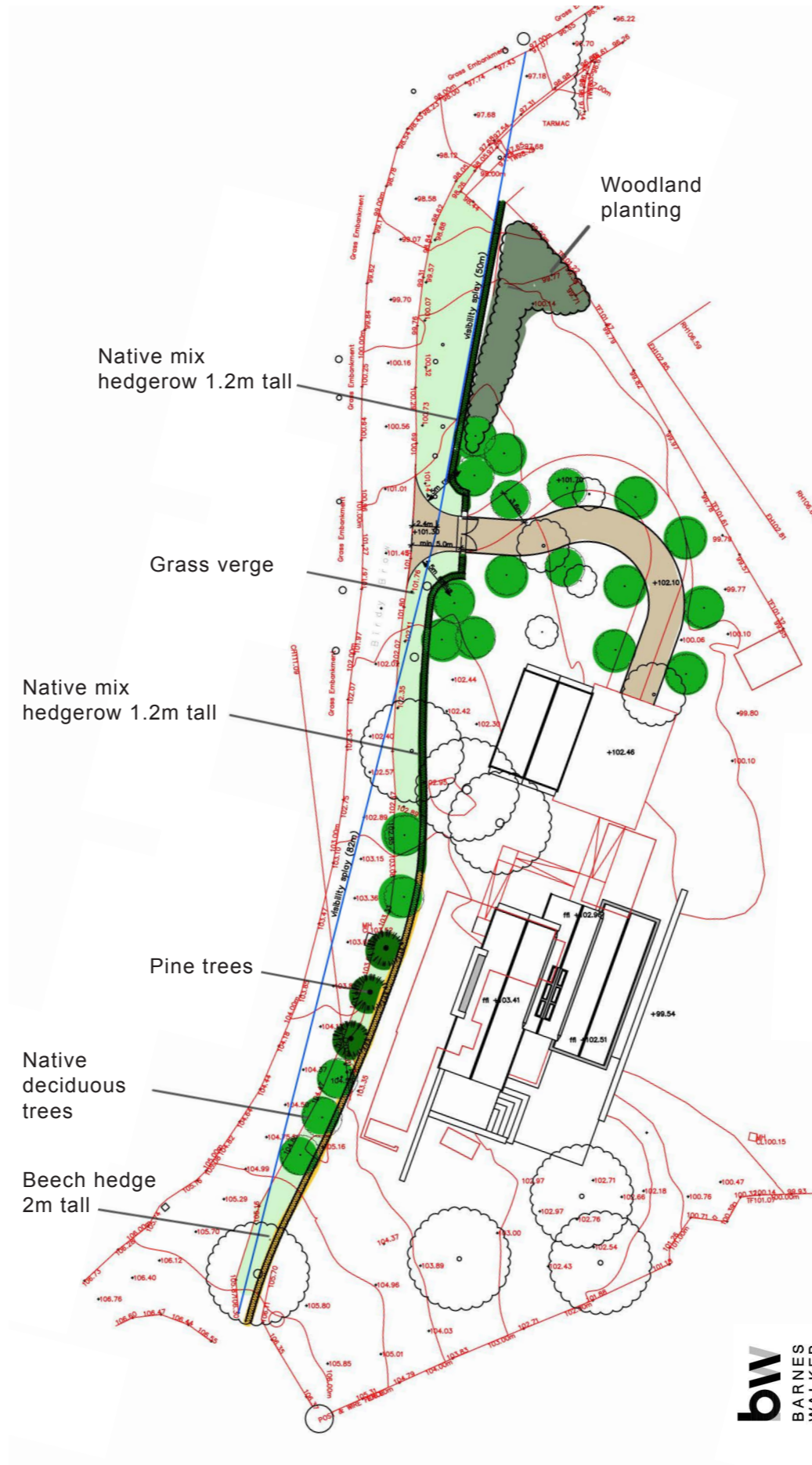


Figure 15. Proposed site plan showing new access and visibility splays

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4.3 GARDEN AND CURTILAGE

Kemple Down benefits from a large garden. The HM Land Registry title plan shows the land ownership, all of which is considered to be the curtilage of the property. Historic imagery (March 2009) from Google Maps Streetview shows play equipment, demonstrating that the land has been in use as a garden for at least 16 years. The replacement dwelling will not result in an extension or moving of the existing curtilage.

4.4 ACCESS AND PARKING

The design of the replacement dwelling scheme presented has benefited from a holistic approach to the entire site. The site entrance is proposed to be relocated further North along Birdy Brow, this allows the proposed dwelling to sit in the heart of the site, maximising the use of this plot within the National Landscape, with a clearly defined arrival experience and private gardens.

The proposed entrance provides improved visibility as illustrated left. The visibility splay is set back 2.4m from the edge of the carriageway with proposed entrance gates set 5m back from Birdy Brow, allowing vehicles to manoeuvre off the highway before the gateposts prior to entering the site.

Ground surface material between the gateposts and carriageway to be bonded material (e.g. tarmacadam/resin bonded gravel) to prevent any loose materials being carried onto the public highway. Any planting/walling etc. within the visibility splays will be maintained to be a maximum of 0.9m in height.

Birdy Brow is classified as a C-road subject to national speed limit, maintainable at public expense. However, given the narrow, steep and winding nature of the road it is unlikely that any vehicles will be travelling at the full national speed limit.

Minimum 3no. car parking spaces will be provided. Cars will be able to 'enter and leave in a forward gear'.

This proposal has been designed alongside Barnes Walker Landscape Architects who have developed a landscaping proposal to accompany this planning application.

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Figures 16, 17. Views from South East (existing above, proposed below)

4.5 LAYOUT

Entrance to the dwelling is through the central wing which provides circulation to the whole house. To the East is the lounge and an accessible principal bedroom suite with views over the garden and landscape beyond. To the West is an open plan kitchen family room with associated back of house accommodation (wc, cloaks and utility/pantry).

The lower ground floor is accessed via a staircase at the Southern end of the central circulation wing. A further principal bedroom suite is located within the Eastern wing along with two smaller bedrooms, these are served by a family bathroom. Each bedroom at lower ground floor level benefits from direct access to the garden.

4.6 NATURAL LIGHT

Windows to the South East facing elevation will provide natural light to the bedrooms, lounge and family room in the morning, whilst windows to the South West elevation will ensure plentiful natural light to the living spaces throughout the day into the evening. Roof-lights are proposed to the central wing which will provide natural light into the heart of the plan and down into the lower ground floor through the staircase void.

4.7 MATERIALS

Regarding materials, the walls will be formed from random natural stone, with dressed stone detailing and metal cladding. The scheme will feature aluminium window and door frames. The roof will be natural slate. Overall, the materials represent a very traditional design respecting the National Landscape.

4.8 BOUNDARY TREATMENTS

Boundary treatments will involve native species hedging and soft landscaping where the site abuts Birdy Brow. The remaining boundary treatments will be as existing, with sheep netting and vegetation to the South and West boundaries and fence panels to the North.

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Figure 18. Kemple Down from South West from public footpath



Figure 19. Kemple Down from South from public footpath



Figure 20. Kemple Down from South from public footpath



Figure 21. Kemple Down from South from public footpath

4.9 PUBLIC RIGHT OF WAY

Public footpath FP0303054 is accessed from Birdy Brow 185m up the road from the house and whilst the PRow tracks to the South East it never comes within 150m of the property.

Nevertheless we have reviewed the impact of the proposed replacement dwelling on the PRow. The house is barely visible and where seen is within a backdrop of mature trees. The proposed dwelling is considerably reduced in height and would, therefore, be even less visible. This visibility is further reduced by the contours and natural vegetation of the site and surrounding landscape.

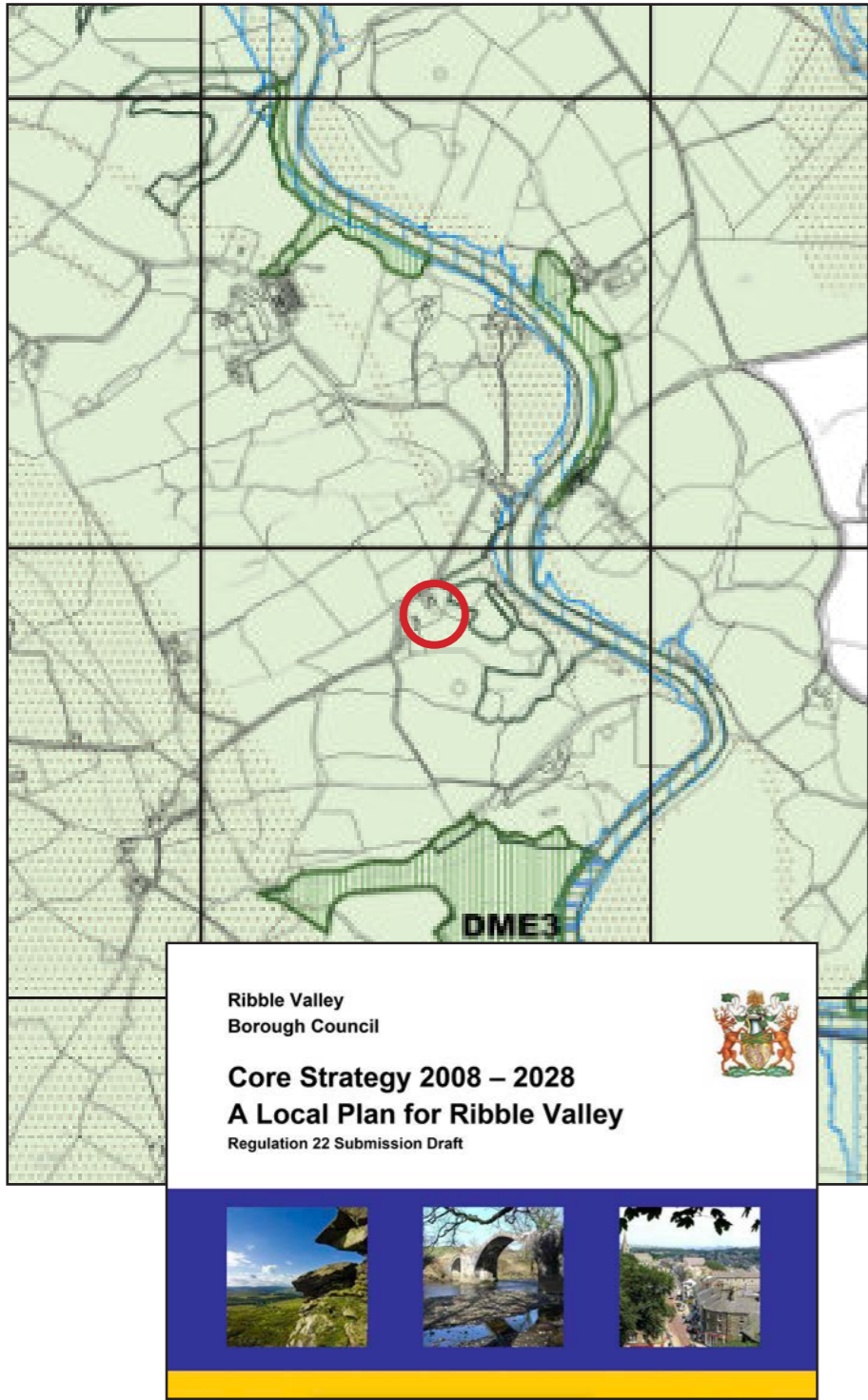


Figure 22. LCC's public rights of way map



Figures 23, 24. Views from North West (existing above, proposed below)

5.0 PLANNING POLICY CONTEXT



5.1 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.2 DEVELOPMENT PLAN

The statutory Development Plan, insofar as it relates to the application site, comprises the RVBC Adopted Core Strategy (Adopted December 2014).

Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (2023), National Planning Policy Guidance (NPPG), and in the absence of local supplementary planning guidance documents English Heritage 'Building in Context' toolkit.

5.3 CORE STRATEGY (ADOPTED 2014)

Key Statement DS2: Presumption in Favour of Sustainable Development echoes the NPPF, showing how the Council will favour proposals which reflect sustainable development.

Key Statement EN2: Landscape states that as a principle, the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Policy DMG1: General Considerations states that planning applications must be considerate of Design, Access, Amenity, Environment, Infrastructure and not prejudice future development which would provide significant improvement.

Policy DMG2: Strategic Considerations shows that development within the Open Countryside 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.

Policy DME3: Site and Species Protection and Conservation outlines that proposals must demonstrate that development at a site outweighs both the local and the wider impacts on species and their habitats. Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

Policy DMH3: Dwellings in The Open Countryside and AONB highlights that residential development will be limited to:

1. *Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
2. *The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
3. *The rebuilding or replacement of existing dwellings 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*
 - *the need to extend an existing curtilage.*

Figure 25. Policy Map and RVBC Core Strategy

5.4 MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2023)

The NPPF sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

A key theme running throughout the Framework is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

- a. *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 places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b. *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*
- c. *an environmental objective – to contribute to protecting and enhancing our 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.*

Section 12 relates to the drive to achieve well designed places and places the emphasis on Local Planning Authorities to secure high standards of design through sufficient provisions within the adopted development plan.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 asserts that 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;*
- 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;*
- f. *and create places that are safe, inclusive and accessible and which promote health and wellbeing, 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.*

Section 15 relates to conserving and enhancing the natural environment.

Paragraph 180 confirms how planning policies and decisions should recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystems.

Paragraph 182 states that great weight should be given to conserving and enhancing landscapes and scenic beauty in AONBs. Development within this setting should be sensitively located and designed to avoid or minimise adverse impacts.

6.0 PLANNING POLICY ASSESSMENT

6.1 PRINCIPLE OF DEVELOPMENT

The application site is in the Forest of Bowland National Landscape, and as such, Policy DMH3 and Section 15 of the NPPF are pertinent. Policy DMH3 supports the replacement of existing dwellings if the residential use of the property has not been abandoned, there is no adverse impact on the landscape, and there is no need to extend an existing curtilage. Section 15 of the NPPF attributes great weight to the National Landscape and recognises the intrinsic character and beauty of the countryside. It furthermore encourages opportunities to enhance landscape and scenic beauty, as well as opportunities for biodiversity.

As shown in Figure 3, the existing property, recently purchased by the Applicant, has relatively new uPVC windows. Given that the applicant has been living in the property for the last year, it is considered that the consistent occupation of the property complies with the first criterion of section 3 of Policy DMH3.

In accordance with point 2 of section 3 of Policy DMH3, the proposed development boasts a design that harmonises with the natural landscape. Figures 3 and 4 illustrate the current setting, where the existing dwelling bears the marks of time. Recognising the need for enhancement, the proposal aims to introduce a distinguished dwelling of architectural merit. This new structure not only elevates the aesthetic appeal of the site but also serves to enrich the ecological landscape. Additionally, Paragraph 182 states that great weight should be given to conserving and enhancing the National Landscape. The proposal will significantly improve the natural landscape with native tree and shrub planting, positively impacting local habitats.

Furthermore, as there is a public right of way, which whilst not coming within 150m of the site, it is important to mitigate any potential visual impact on individuals using the path. The property has been designed to be positioned further down the topography with a significantly lower ridge height than the existing building to reduce its visibility. Additional planting will be incorporated along the site boundary to further reduce the view of the property from the path.

Given these considerations, it is evident that the proposed development fully complies with point 2 of section 3 of Policy DMH3, as it will not cause any adverse impacts on the landscape.

In reference to Policy DMH3, section three's third point, the proposed development is situated broadly within the original location of the existing dwelling. The placement has been carefully chosen to minimise the dwelling's visibility and preserve the scenic beauty of the National Landscape.

According to Point c of Paragraph 135 of the NPPF, developments should align with the local character while also allowing appropriate changes. The dwelling's position in relation to the topography ensures minimal visual massing and integration with the site and landscape. Consequently, it is regarded as sympathetic while also improving the local character of the National Landscape. The proposal is therefore in accordance with point c of Paragraph 135 of the NPPF.

In light of the above, the proposed development aligns with policies of the Development Plan. The visual benefits and those generated for users of the PRoW furthermore represent important environmental and social gains, particularly bearing in mind the great weight to be attached to the National Landscape under the NPPF.

6.2 DESIGN, ACCESS AND LANDSCAPING

The design of the property aims to integrate the building with the surrounding landscape. As previously stated, the property will be nestled into the topography, blending in with the neighbouring slopes while also limiting the view from the property to anyone using the PRoW. Furthermore, the house will be encircled by native tree planting, which will serve to screen the property even more. Policy DMG1 of the Core Strategy, as well as Paragraph 135 of the NPPF, states that proposals should demonstrate good design in their form and function, enhancing the surrounding area and using the site to its full potential.

Point (b) of Paragraph 135 of the NPPF states that development should be "visually attractive as a result of good architecture, layout and appropriate and effective landscaping." The design creates an attractive property, with an appropriate layout providing the client with a modest 4-bedroom property, as well as a property with ecological landscaping.

In terms of access, the proposals will utilise a new access; further North along Birdy Brow, with the existing accesses closed off. The new access will have no greater impact on the landscape setting in comparison to the existing.

Policy EN2 states that, as a principle, the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features, and building materials. Details on the proposed landscaping at the application site are shown to Figure 15. The plan illustrates the proposed access and driveway along with soft landscaping and supplementary trees to the road margin. It also includes the reduced area of paving.

Such soft and hard landscaping is in keeping with the character of this area within the National Landscape. The proposed development is therefore considered to be in accordance with Policy EN2.

6.3 ECOLOGY

The Applicant commissioned Batworker consultancy In June 2024 to undertake a survey of the property assess the potential for impact on protected species to support a proposed development.

A preliminary bat roost assessment survey was carried out on 7th July 2024, followed by an emergence survey on 5th August 2024.

The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential. No evidence to suggest presence of roosting bats was observed suggest bats were roosting within the building at a time of year when such evidence is usually easily observed.

An emergence survey was carried out on 5th August 2024.

Soprano and Common Pipistrelle foraging activity was recorded during the survey period with bats observed to forage along the hedgerow and tree line associated with Birdy Brow.

Policy DME3 of the Core Strategy outlines that proposals must demonstrate development at a site outweighs both the local and the wider impacts on species and their habitats.

6.4 BIODIVERSITY NET GAIN (BNG)

The proposed development consists of 9 or less dwellings, the development site has an area less than 0.5 hectares and every building in the development meets the legal definition of 'Self-build and Custom Housebuilding; as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. Therefore, this development would be exempt from the BNG legislation.

A unilateral undertaking document has been drafted and signed to accompany the application submission to secure the proposed development as a self-build dwelling.

6.5 SUSTAINABLE DEVELOPMENT

Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it states that:

"Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)".

In terms of economic benefits, it is considered more than likely that during construction, the development would contribute to the local economy directly through the employment of local companies to facilitate the demolition of the existing dwelling, removal of materials and erection of the replacement dwelling. This would include planners, architects, local contractors involved in the physical build, and the local supply chain through the provision of materials.

The social aspect of sustainability is met as the proposal will create a high-quality dwelling which can be enjoyed by the applicant and their family. Additionally, as the site will uplift the quality of the landscape setting and biodiversity, this is regarded a benefit to walkers and enhances the general enjoyment of the National Landscape.

Turning to the environmental aspect of sustainability, the proposals will make use of sustainable building practices, generating significant gains for the quality of the natural and built environment.

Furthermore, the proposal includes the removal of the visually harmful elements of the existing site, such as the flat roof rear extensions, clay tiles and upvc gutters, fascias and window frames which are harmful to the beauty of the National Landscape. The removal of these features and the introduction of traditional materials, such as a slate roof and stone gables which are typical and representative of a traditional dwelling within rural Lancashire, ensures that the visually beauty of the National Landscape will be protected and enhanced.

Lastly, the dwelling will be highly energy efficient, which is a significant gain in comparison to the existing house.

7.0 PRE-APPLICATION ENQUIRY RESPONSE

7.1 PRINCIPLE OF DEVELOPMENT

The pre-application response highlights that Policy DMH3 is engaged as the proposal relates to the demolition of an existing dwelling and the erection of a replacement dwelling.

The response notes *“should it be considered that the proposed replacement dwelling would not result in any adverse impacts upon the landscape, the principle of the development would broadly align with the aims and objectives of Policy DMH3.”*

7.2 VISUAL IMPACT AND IMPACT ON CHARACTER OF THE AREA

The response notes that Policy DMG1 is engaged in parallel with Key Statement EN2. In an assessment of visual impacts, the response notes *“In terms of the overall scale and mass of the proposed dwelling, I do not consider that the overall scale or configuration of dwelling would be read as being incongruous or anomalous in the immediate context, particularly when taking account of the scale of the existing dwelling and nearby built form.”*

“In relation to the overall elevational language of the proposed dwelling and the materials proposed. I would consider that the proposed materials and overall language of the dwelling would align with the aims and objectives of both Key Statement EN2 and Policy DMG1, and as such do not consider the dwelling would result in any significant adverse measurable harm to the character and visual amenities of the area nor any significant measurable harm to the designated Forest of Bowland National Landscape.”

7.3 LANDSCAPE AND ECOLOGY

The response notes that a number of trees and or areas of hedgerow will be affected by the proposed development and as such notes that a planning application should be accompanied by an Arboricultural Impact Assessment.

The response also notes that the proposal will have to satisfy the mandatory Biodiversity Net Gain requirements and that the submission should be accompanied by information that demonstrates how this will be addressed.

7.4 BIODIVERSITY NET GAIN (BNG)

As noted to the pre-application enquiry submission, The proposed development consists of 9 or less dwellings, the development site has an area less than 0.5 hectares and every building in the development meets the legal definition of ‘Self-build and Custom Housebuilding; as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. Therefore, this development would be exempt from the BNG legislation.

A unilateral undertaking document has been drafted and signed to accompany the application submission to secure the proposed development as a self-build dwelling.

7.5 HIGHWAYS

The pre-application response suggested engagement with LCC Highways separate pre-application service to ensure the suitability of the proposed access point.

The applicant has instructed a transport consultant to produce drawings and supporting information submitted as part of this planning application.

8.0 CONCLUSION

Stanton Andrews is retained by David Dennis and Paul Hutton (‘the Applicant’) to progress a planning application for a replacement dwelling.

This application follows a pre-application enquiry (LPA ref: RV/2025/00084) and a recent application (3/2025/0240) to extend and remodel the existing dwelling. Considerable attention has been given to the design and positioning of the dwelling, considering the site’s location within the National Landscape.

The evidence presented in this report demonstrates how the proposed development complies with RVBC’s Core Strategy and the NPPF.

The design, materials and massing results in a consolidated built form, that will generate visual enhancements to the National Landscape.

Furthermore, the proposed dwelling will be integrated into the surrounding landscape, showing good design in its form and function, enhancing the surrounding area, and using the site to its full potential.

The use of rural vernacular materials is considered to enhance the beauty of the National Landscape and be more visually attractive than the existing materials. At present, the alterations that have been made to the house generate a visual harm.

Additionally, the dwelling will be much more energy efficient than the existing, which is a further environmental benefit of the scheme. The proposal is therefore in accordance with Core Strategy Policy DMG1 and Paragraph 135 of the NPPF regarding design.

The Preliminary Bat Survey Report observed Soprano and Common Pipistrelle foraging activity along the hedgerow and tree line associated with Birdy Brow. The survey recorded no bats emerging from the building and no evidence to suggest use by nesting birds was observed.

An arboricultural assessment has been undertaken, to consider the impact of the proposed development on the existing trees on the site and is submitted as part of this full planning application.

The proposal is considered to fully comply with the relevant local and national planning policies, and the benefits of the scheme are significant, bearing in mind the weight given to enhancing the National Landscape. The application is commended to the LPA.