

## **PLANNING STATEMENT**

### **Proposed Self-Build Bungalow**

**Twin Brook Barn, Upbrooks, Clitheroe, BB7 1PL**

**Prepared for: Mr A Thornburn**

### **1. INTRODUCTION**

This Planning Statement has been prepared in support of a full planning application for the erection of a single-storey self-build dwelling at Twin Brook Barn, Upbrooks, Clitheroe.

The proposal seeks permission for a modest bungalow designed to meet the applicant's long-term housing needs as they approach retirement, allowing them to downsize from their existing property whilst remaining within their established community and continuing to provide support to an elderly relative living nearby.

The application site lies within the settlement boundary of Clitheroe, the principal settlement within the borough, and occupies land associated with the existing residential curtilage of Twin Brook Barn.

The proposal has been designed to provide a high-quality, energy-efficient dwelling that responds positively to its surroundings whilst making effective use of land within a sustainable location.

This Planning Statement should be read alongside the submitted Design and Access Statement, Flood Risk Assessment, Sequential Test, Flood Mapping Review and Topographic Evidence Statement, Biodiversity Statement and accompanying plans.

### **2. SITE AND SURROUNDINGS**

Twin Brook Barn is located on the eastern side of Clitheroe adjacent to Twin Brook Business Park and accessed from Twin Brook Road.

The site comprises land associated with the existing residential property known as Twin Brook Barn. The surrounding area contains a mixture of residential, commercial and industrial development, reflecting the site's position on the edge of the established urban area.

The application site lies within the defined settlement boundary of Clitheroe and therefore occupies a sustainable location with convenient access to shops, services, healthcare facilities,

public transport and community facilities.

The site benefits from existing vehicular access and sufficient space to accommodate the proposed development without adverse impacts upon neighbouring occupiers or the wider area.

### **3. NEED FOR THE DEVELOPMENT**

The proposal is intended to provide a self-build bungalow to meet the applicant's long-term housing requirements.

The applicant has lived within Clitheroe for approximately thirty years and wishes to remain within the local community. The proposed bungalow would provide accommodation suitable for retirement and ageing in place, reducing future maintenance requirements whilst providing accessible single-storey living accommodation.

A further important consideration is the need to remain close to an elderly relative who lives within walking distance of the site and relies upon regular support from family members.

The proposal therefore responds to genuine personal circumstances whilst delivering a dwelling that is appropriately located within the principal settlement of the borough.

### **4. PRINCIPLE OF DEVELOPMENT**

National and local planning policy promotes sustainable patterns of development and the efficient use of land within existing settlements.

The application site is located within the settlement boundary of Clitheroe, identified as the principal settlement within the Ribble Valley settlement hierarchy. As such, it represents one of the most sustainable locations for new residential development within the borough.

The proposal would:

- Provide a new dwelling within an established settlement.
- Make effective use of land associated with an existing residential property.
- Reduce reliance on private car travel through proximity to local services.
- Support the delivery of self-build housing.
- Assist the applicant in meeting future housing needs within their existing community.

The principle of residential development in this location is therefore considered acceptable.

## **5. SELF-BUILD HOUSING**

The proposed dwelling is intended for occupation by the applicant as a self-build home.

Government policy recognises the important contribution self-build and custom housebuilding can make towards housing delivery, choice and diversity within the housing market.

The proposal would provide a bespoke dwelling designed specifically to meet the applicant's needs as they approach retirement, including accessible accommodation capable of supporting long-term independent living.

The development therefore aligns with national objectives supporting self-build and custom housebuilding.

## **6. FLOOD RISK**

Flood risk has been carefully considered throughout the design process.

The proposed bungalow has been positioned within the area identified as Flood Zone 1 and has been designed to ensure safe access and egress.

A detailed Flood Risk Assessment accompanies this application and demonstrates that the development can be undertaken without increasing flood risk elsewhere and without placing future occupants at unacceptable risk from flooding.

In addition, a separate Flood Mapping Review and Topographic Evidence Statement has been submitted. This document examines the age and underlying assumptions of the Environment Agency flood model and compares those assumptions with current site conditions and recent topographic survey information.

The application should therefore be considered on the basis of the comprehensive site-specific evidence submitted alongside the proposal.

## **7. DESIGN AND APPEARANCE**

The proposed dwelling has been designed to reflect the mixed character of the surrounding area.

Materials include natural limestone and metal cladding, creating a visual relationship with both the traditional agricultural buildings within the locality and the adjacent commercial development.

The building adopts a simple single-storey form appropriate to its function as an accessible retirement dwelling.

The scale and massing of the development are modest and ensure that the proposal integrates comfortably within its setting.

The development has been designed to protect neighbouring amenity and avoid overlooking, overshadowing or loss of privacy.

## **8. HIGHWAYS, ACCESS AND PARKING**

The site benefits from an established access arrangement serving Twin Brook Barn.

Adequate parking and turning facilities are provided within the site, allowing vehicles to enter and leave in a safe manner.

The proposal is not expected to generate significant traffic movements and will have no material impact on the local highway network.

## **9. BIODIVERSITY AND SUSTAINABILITY**

A separate Biodiversity Statement accompanies the application.

The proposal represents a modest residential development within an existing developed setting and is designed to minimise environmental impacts.

The dwelling will incorporate modern construction techniques and energy-efficient design measures, including the potential for solar photovoltaic generation, contributing towards reduced energy consumption and lower carbon emissions.

The development therefore accords with national objectives relating to sustainable development and environmental responsibility.

## **10. PLANNING BALANCE AND CONCLUSION**

The proposed development would deliver a high-quality self-build bungalow within the settlement boundary of Clitheroe.

The proposal would enable the applicant to downsize, age in place and remain within their established community whilst continuing to support an elderly relative living nearby.

The development occupies a sustainable location with convenient access to services and facilities and makes effective use of land associated with an existing residential property.

Comprehensive supporting information has been submitted addressing flood risk, design, access, biodiversity and planning policy considerations.

The proposal would not result in unacceptable impacts upon highway safety, neighbouring amenity or the character of the area.

When considered as a whole, the proposal represents sustainable development and planning permission is respectfully requested.