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| **Report to be read in conjunction with the Decision Notice.****Signed: Officer: KH Date: 17/05/24 Manager: LH Date: 17/5/24** |
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| **Application Ref:** | 3/2024/0115 |  |
| **Date Inspected:** | n/a |
| **Site Notice Exp.** | n/a |
| **Officer:** | KH |  |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed residential development of eight detached dwellinghouses (pursuant to variation of conditions 2 (approved plans) and 14 (visibility splay on planning permission 3/2022/0537) to allow for a reduced visibility splay at the access). |
| **Site Address/Location:** | Land adjacent to Ferns, Northcote Road, Langho BB6 8BG |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Langho Parish Council – No response/comments. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | **No objection to the variations proposed.**  |
| A traffic survey has been conducted with 85th percentile speeds northbound and southbound being 19.1mph and 18.2mph respectively. The access can achieve visibility splays of 2.4m x 24m to the north and 22m to the south. |
| **Public:** |  |
| One response received objecting on the grounds of impact on existing properties with regard to the size of the proposed properties and parking issues. The road should be made residents only parking. The proposal could affect the value of the existing properties. |
| **Planning History:**3/2024/0061 – Approval of details reserved by conditions 7 (Desk Study), 8 (Foul and Surface Water Drainage Scheme), 9 (Construction Management Plan), 10 (Bat and bird boxes, 12 (Landscaping), 13 New footway and dropped kerb access), 15 Management and maintenance of estate road and 16 (internal estate roads of planning permission 3/2022/0537 – Pending.3/2022/0537 – Proposed Residential development of 8 detached dwelling houses – Approved. |
| **RELEVANT POLICIES:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 –Sustainable DevelopmentKey Statement H1 – HousingKey Statement H2 – Housing BalanceKey Statement H3 – Affordable HousingKey Statement DMI2 – Transport ConsiderationsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME1 – Protecting Trees and WoodlandsPolicy DME3 – Site and Species Protection and ConservationPolicy DME6 – Water ManagementPolicy DMH3 – Dwellings in the Open Countryside & the AONBPolicy DMB4 – Open Space Provision**RVBC Housing and Economic Development DPD**Policy HAL – Housing Allocation PolicyPolicy HAL6 – Land South of Laycocks Farm**National Planning Policy Framework (NPPF)****Planning Practice Guidance (PPG)** |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The proposal relates to vacant grassland in Langho at the junction of Northcote Road and the A666 Whalley Road. The surrounding area is residential with areas of open countryside to the periphery. Whilst the proposed site does not lie within a designated settlement it is an allocated housing site in the adopted Core Strategy.  |
| **Proposed Development for which consent is sought:**Variation of conditions 2 – approved plans and 14 - visibility splays on approved planning permission 3/2022/0537. |
| **Principle of Development:**The site is an allocated housing site in the adopted Core Strategy and has an extent permission for eight dwellinghouses and therefore the principle of development has been established here.The changes proposed relate to amendments to the visibility splay only with all other details remaining the same. |
| **Impact on Landscape/Visual Amenity:**The site is located in a residential area with Northcote Road consisting of bungalows and dormer bungalows with the exception of St Michael’s Lodge which is two storey stone built convalescent home located at the junction of Northcote Road and Whalley Road.Three trees along the Northcote frontage are to be removed to facilitate the site access including visibility splays. A further three trees along the eastern boundary and within the east of the site are also proposed to be removed (T5, T11 and T12). Whilst their removal weighs against the development, it is considered their removal can be compensated for with appropriate replacements to be planted as part of the landscaping scheme. Additional hedgerow is proposed to be planted along the south/rear boundaries of plot 1 and 2 adjacent to Whalley Road which will provide some additional soft landscaping and screen the boundary treatments to these plots. The remainder of this boundary already has dense tree and shrubs to provide screening and this will remain. Whilst the development will have an urbanising impact on this southern end of Northcote Road the scheme, as revised, does ensure better scale and spacing between the units and therefore, on balance, the impact on visual amenity therefore is acceptable.The proposed variation will have no material change in visual impact.Design and MaterialsAll the units are large 4 bed detached two storey houses with vertical emphasis in the form of two storey front porches with elongated feature windows to the internal first floor gallery space.Apart from plots 1 and 8, the proposal is largely inwards facing with rear elevations facing the A666. Whilst not desirable it is recognised that the natural vegetation particularly to the rear of plots 4-7 will help to soften the development as viewed from this vantage point. The removal of permitted development rights will enable the LPA to control future development to ensure it is visually appropriate.All the units would have three parking spaces and front and rear gardens whilst these are of varying sizes they provide adequate amenity space with private rear gardens. A 1.8m high overlapping feather edged board fence is shown to the eastern boundary. Whilst to some extent the natural vegetation will help to screen this, where the fence line is more prominent then a better design/material would be more appropriate. This can be secured by condition along with the opening details of the 1.75m metal pedestrian and vehicle access gates to the entrance attached to 2.1m columns.Subject to appropriate conditions the design is acceptable.The proposed variation will have no material change in terms of design. |
| **Impact on the Residential Amenity:**The nearest residential property to the site is The Ferns located immediately adjacent to the site to the north which shares its side and rear boundary with the site. Beyond that are Broad Oaks (two storey detached stone house) and Laycock’s Farm (two storey detached farmhouse). Neither Broad Oaks nor Laycock’s Farm would be unduly affected by this proposal due to their locations further north along Northcote Road.Whilst the Ferns is also within the ownership of the applicant, however, regard still has to be given to any potential impacts from the proposed developed. Changes have been made to the layout, position and height of plot 8 in this respect. A 1.8m high fence is proposed to be erected along the northern side boundary of Plot 8 and The Ferns and no footpaths are provided to plot 8 on that side in order to protect the privacy of the bedroom window positioned in this elevation. No habitable room windows are provided in plot 8 to its northern side and the garage has been attached to that side. This should ensure that the privacy and outlook of The Ferns is not unduly affected by this proposal and the restriction of permitted rights to that plot will maintain that in the future.On the opposite site of Northcote Road are residential properties Lyndon (dormer bungalow), Hollocombe, Coniston (both bungalows), Southwin (dormer bungalow), Treetops (bungalow), Peregrines and Warrenside (both detached two storey houses). St Michaels Lodge is a two storey convalescent home located at the head of the entrance to Northcote Road at the junction with Whalley Road and has been used as respite care accommodation since 2009 and has been substantially extended and altered since then.All the following dimensions are approximate. Lyndon is sited 26m from the corner of plot 1, Hollocombe faces the proposed entrance into the site, Coniston is 21m from the front elevation of plot 8, Southwin is 22.5m from the front elevation of plot 8 and Treetrops is 30m at an oblique angle. Peregrines is sited 25m at an oblique angle from the corner of plot 8 and Warrenside is further away to the north.On Whalley Road are 150 – 170 which face onto the eastern boundary of the site on the opposite side of Whalley Road. These are two storey semi-detached properties all located over 40m away and therefore are not directly affected by the development.In terms of internal distances between properties these are acceptable with interfaces between habitable room windows acceptable.The proposed variation will have no material change in impact on residential amenity. |
| **Trees and Ecology:**Trees T13 to T16 are covered by tree preservation order reference 7/19/3/226. Six trees are proposed to be removed in total, three along the western frontage to Northcote Road, two within the rear garden of Plot 6 and one close the rear boundary of plot 3. None of these are protected by the TPO. The trees to be removed comprise two ash, 1 field maple, 1 rowan and two willow.Replacement trees will need to be provided as part of the landscaping scheme and tree protection measures will required to be in place during construction period for the reminder of the trees, shrubs and hedgerow on the site.Bat/bird boxes will be required on the house elevations and/or trees within the site.A full landscaping plan for the site will also be required.All the above can be controlled by appropriate conditions.The proposed variation will have no material change in terms of impact on trees or ecology. |
| **Highways:**The proposed wording for the variation of condition 14 is to allow for reduced visibility splays.LCC Highways have responded stating that the proposed wording to vary the condition is acceptable.  |
| **Drainage and Contamination:**An appropriate drainage scheme will be required to be submitted with foul and surface water drained separately. This can be controlled by condition.A Phase I Deck Top Investigation has been submitted which concludes that intrusive ground investigation is required. This can be controlled by an appropriate condition as per the report.The proposed variation will have no material change in terms of impact on drainage or contamination. |
| **Conclusion:**The proposed wording for the variation of conditions 2 and 11 is acceptable as the proposed changes to the visibility splays would not result in any unacceptable impact on the highway network nor result in any other material impacts.Taking into account the above, the proposal would accord with the Ribble Valley Core Strategy 2008 – 2028. |
| **RECOMMENDATION**: | That planning consent be approved. |