

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	01.03.21	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2020/1103	 <div>Ribble Valley Borough Council</div> <hr/> www.ribblevalley.gov.uk	
Date Inspected:	16.10.20 (pre app)		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	APPROVE

Development Description:	Proposed replacement dwelling.
Site Address/Location:	Overdale York Lane Langho BB6 8DT

CONSULTATIONS:	Parish/Town Council
No response at time of writing	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection but requested an additional parking space and EV charging point.
United Utilities	In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

CONSULTATIONS:	Additional Representations.
2 representations have been received from neighbouring properties The concerns raised are summarised as follows. Unclear plans with regards to position and height of the new dwelling Concerns with regards to the exact specification of the proposed materials Loss of view Loss of light Query height of boundary treatment Disruption during the build	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:
 Policy DS1: Development Strategy
 Policy DS2: Sustainable Development
 Policy EN1: Green Belt
 Policy EN2: Landscape
 Policy EN3: Sustainable Development and Climate Change
 Policy EN4: Biodiversity and Geodiversity
 Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport and Mobility
 Policy DME1: Protecting Trees and Woodlands

Policy DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation

Relevant Planning History:

Pre application advise 2020/ENQ/00096

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site lies on York Lane within a row of dwellings which back onto open countryside and lies within the designated greenbelt. The site is currently occupied by a bungalow in a row of individually designed dwellings of various ages. Opposite the site is a row of terraced stone built cottages. The site is outside the settlement boundary of Langho.

Proposed Development for which consent is sought:

The application seeks consent for the construction of a replacement dwelling.

Principle of Development:

The site lies within the designated greenbelt and is outside the settlement boundary of Langho. The government attaches great importance to greenbelts and the fundamental aim is to keep them permanently open. They have the highest level of protection from inappropriate development. The NPPF makes it clear that new development in the greenbelt will not be approved unless it meets certain exceptions which are listed at para 145; one of these is replacement buildings providing they are in the same use and not materially larger than the one they replace, this is reflected in policy EN1 of the Core Strategy.

The existing bungalow is vacant but is not so derelict that it could not be reoccupied for residential use, therefore, it is not considered that the residential use of the site has been abandoned. With regards to whether it is materially larger, a calculation of the volumetric increase is a useful starting point, however its scale, footprint and relationship to its surroundings are also considerations as to whether the impact is material and will conflict with the fundamental aims of greenbelt policy.

In this case the proposal seeks to replace the existing bungalow with a dwelling, the dwelling is designed to appear 1.5 stories utilising the roof space for bedrooms. It would constitute an increase in volume of approximately 47% over the existing dwelling and it is understood that this calculation does not include the removal of outbuildings. A typing error is noted in the planning statement so for clarity the existing volume is roughly 471m³ and proposed volume 694m³

The new dwelling will be a similar footprint and width to the existing. The ridge has been kept as low as possible; forward facing gables and rooflights in the roof slope will allow the roof space to be used for habitable rooms. The new building will be set further back in the site which slopes down away from the road which will reduce its height and impact when viewed from the front.

To the rear boundary of the garden are open fields which continue to slope down. In long distance views the dwelling will sit in between the two properties either side with the same gap to side boundaries as at present. The submitted site sections show that the new dwelling will be lower than Windy Ridge and the same height as Petre View at the ridge.

It is not considered that the proposal would result in a loss of openness or conflict with the fundamental aims of greenbelt policy and therefore it is acceptable in principle subject to an assessment of the material planning considerations.

Residential Amenity:

The new dwelling will be located in between Petre View to the West and Windy Ridge to the East

Petre View has side facing windows looking directly onto the site. The new dwelling be set behind these windows so it will not be overbearing. Windy Ridge is set at a slightly higher level and there is vegetation and a garage in-between the two properties which provides some screening. The sun path analysis submitted demonstrates that the new building will not overshadow the neighbours to a greater degree than the existing situation. There are no upper floor windows that would directly overlook other properties as the side facing ones are designed with a high sill level.

A balcony is proposed to the rear first floor elevation, with a glazed balustrade. This should be fitted with obscure glazing to the sides to protect the privacy of adjacent dwellings.

Visual Amenity:

The proposal presented is for a modern dwelling which respects traditional styles. The properties on the same side of the road differ in design, it is understood that some of these are also replacement dwellings. Those opposite the site are more traditional cottages stone built cottages. It is not considered that the proposal would be at odds with its surroundings and the design is considered acceptable. As mentioned above the scale and siting will appear similar in long distance views where it is seen as part of a group of dwellings. It is not considered that there will be any harm to landscape character.

The concerns raised with regards to the choice of material are noted. The application states that the walls will be constructed using natural stone and to ensure that the building blends harmoniously with its surroundings a condition requiring samples of materials will be imposed.

Highways:

The proposal will replace a single dwelling with a larger 4 bedroom dwelling. Which will result in a net increase in bedrooms. LCC highways requested that 3 parking spaces be provided as well as an electric vehicle charging point due to the shift towards electric cars. The plans have been amended to reflect this advice and there are no objections to the proposal in terms of highway issues.

Biodiversity:

As the proposal involves demolition a preliminary ecological appraisal has been submitted with the application which concludes that the site offers potential for both bats and birds and makes the following recommendations.

- Recommendation: further surveys in respect of bats are required in order to fully assess the effects this application may have on bats. Surveys are to be undertaken in accordance with BCT's 2016 bat survey guidelines. Since the building has been identified as having moderate potential, two surveys are required during the period May-August. The results of these surveys will be assessed and, if required, a mitigation and compensation scheme will be devised to avoid, minimize and/or offset impacts on bats. This would include the application for a derogation licence from Natural England, if required.
- Recommendation: works (to building or vegetation) are to commence outside of the nesting bird season, or if this is not possible, a qualified ecologist is to undertake a nesting bird check within the zone of influence. Only if no nests are found can works commence.
- Recommendation: To reduce the potential for impacts on light sensitive bat species, the external lighting scheme should be designed sympathetically. Guidance on lighting schemes can be found in the Joint ILP and BCT publication Bats and Artificial Lighting in the UK Guidance Note 08/18.
- Recommendation: the landscape proposals should include the planting of native species of local provenance and include nectar rich and fruit bearing species.

If the measures outlined and detailed within the report are implemented in full, no long term negative effects on biodiversity are anticipated.

The matters above can be addressed through the imposition of suitable planning conditions.

Observations/Consideration of Matters Raised/Conclusion:

The concerns raised by neighbours are noted and the material planning issues discussed above. The loss of a view is not a material planning consideration but notwithstanding this it is not considered that the proposal will have a detrimental impact on residential amenity. Some disruption during the build is an unavoidable factor in most developments. It is short term and not a reason to refuse planning permission. It can be mitigated by imposing construction hours conditions however in the current pandemic the government is encouraging LPAs to allow greater flexibility when requested, given changes to working practices to allow Covid secure workplaces, so as to assist economic recovery.

For the reasons discussed above the proposal is considered to be an acceptable form of development which accords with national and local planning policy and as such it is recommended accordingly.

RECOMMENDATION:

That planning permission is granted.