

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0011	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	12/02/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		APPROVED

Development Description:	Proposed four bedroom detached dwelling and associated garage and external works including forming a new access from George Lane.
Site Address/Location:	Land adjacent to Number 34 and 40 George Lane Read

CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	

No objections.

CONSULTATIONS:	Additional Representations.
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Five letters of objection have been received and raise the following concerns: -

- Proposes a substantially larger built form than already approved in outline.
- Outline planning permission granted on reduced site area.
- Site now extends into Hammond Ground site.
- Siting of new dwelling within the plot inappropriate.
- Permission also sought for double garage which is inappropriately sited.
- Part of proposals sited over mains drainage easement.
- Conditions should control construction traffic.
- Proposed tree planting along boundary with 40 George Lane would block light to this property.

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
 Key Statement DS2 – Sustainable Development
 Key Statement EN2 – Landscape
 Key Statement EN4 – Biodiversity and Geodiversity
 Key Statement EN5 – Heritage Assets
 Key Statement H1 – Housing Provision
 Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DMG3 – Transport and Mobility
 Policy DMH3 – Dwellings in the open countryside and AONB

National Planning Policy Framework

Relevant Planning History:

3/2019/0927 - Outline consent for one new dwelling. Approved with Conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

This application seeks consent for the erection of a four-bed detached dwelling between 34 and 40 George Lane, Read. The site is located on the west side of George Lane and forms an area of pastureland bound to the north and south by residential development. The site adjoins George Lane to the east. Directly to the west of the site is Hammond Ground which has a close association with Read Park, the parkland landscape that forms the setting to the Grade II* listed Read Hall.

It should be noted that outline planning permission (all matters reserved) for a single dwelling house was granted permission under application 3/2021/0011. As submitted, the site area for the application at hand does however extend further east than the previous application site to incorporate an additional strip of land. There is an existing mains pipe running through the site.

Proposed Development for which consent is sought:

The application seeks permission for the erection of a two storey, four-bed, detached residential property located centrally within the site and includes the erection of a detached double garage adjacent to the plot frontage with George Lane. The proposed dwelling would have a height of approximately 8.5 metres and would be faced with a low-level natural stone plinth with white render above and stone entrance porch and chimney breast. The proposed dwelling would have a slate roof and the detached double garage would be faced in materials to match.

A new access would be created off George Lane and generous driveway and parking area provided. The dwelling would provide lounge, reception and family/dining areas at ground floor and four bedrooms (including two en-suites) at first floor. A terrace area is proposed to the rear of the property.

Principle of Development:

The latest published position in relation to housing land supply is contained in the Council's Five Year Supply Statement (Published May 2020) which demonstrates a deliverable 13.9-year housing land supply from the base date of 31st March 2020 against a Local Housing Need Requirement figure of 143 dwellings per year calculated using the 'Standard Method' (as per para. 3. of PPG Guidance 'Housing supply and delivery'). Therefore the Council is able to comfortably demonstrate a deliverable 5-year supply of housing land and there is no impetus to permission additional housing in this open countryside location at present.

Key Statement DS1 of the Core Strategy provides the Development Strategy for the Borough and directs the majority of new housing development towards the Principal Settlements and also focuses some development towards the more sustainable Tier 1 settlements. The application site is located on the edge of and directly adjoining the Tier 1 Village of Read & Simonstone.

Key Statement DS1 identifies the settlement of Read & Simonstone as a Tier 1 Village where some of the development within the Borough will be directed. Key Statement DS1 confirms that: -

'the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.'

The proposal site lies immediately adjacent to the settlement boundary of the village of Read & Simonstone in an area defined as open countryside. As such Core Strategy Policy DMG2 is engaged. Policy DMG2 (Strategic Considerations) states that: -

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 Villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

The proposed development is located on land that is outside of the defined settlement area and which is defined as open countryside. Development in the open countryside is considered by the second part of the policy which states: -

Within the Tier 2 Villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social wellbeing of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

As the application site lies outside a defined settlement area it must meet at least one of the considerations listed in Policy DMG2 (part 2). Core Strategy Policy DMH3 relates specifically to dwellings in the open countryside and the AONB and states that residential development will be limited to development essential for the purposes of agriculture or residential development which meets an identified local need; the appropriate conversion of buildings to dwellings and; the rebuilding or replacement of existing dwellings.

In order to satisfy policies DMG2 and DMH3 in principle new residential development in the open countryside must meet an identified local housing need or one of the other criteria.

The development proposes the erection of one market dwelling within the open countryside which does not meet an identified local need and as such the proposed development is contrary to Policies DMG2 and DMH3. Where there is a conflict with the development plan the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

Design and visual appearance:

Having regard to the visual impact of the proposals, the development plot is located between two existing residential properties and is a logical infill plot.

It is noted that objectors have referred to the site's location and consider it part of Hammond Ground which was identified as falling within Read Park, the parkland landscape for the Grade II* Listed Read Hall during consideration of an appeal case for the erection of 50 dwellings on Hammond Ground in 2018. However, 1845 OS Maps show that the application site formed a distinct parcel of land that was separated from Hammond Ground by a bank of trees. This tree line and boundary fencing is also visible on 1940s and 1960s aerial photographs. Therefore, it is considered that the application site does not form part of the historic parkland setting of Read Hall.

The land on which the ribbon of housing along the western side of George Lane to the south of the application site is sited was formerly the easternmost section of Hammond Ground as shown on 1845 OS historic mapping. During the early to mid-20th Century these residential properties on the west side of George Lane were built. More recently two new dwellings were granted consent on land to the north of the application site under planning permission 3/2013/0271P and have since been built. This

has resulted in residential development on the west side of George Lane for its entire length with the rear gardens of the homes bounding Hammond Ground.

The application site is the last remaining gap in this ribbon of development through which views across Hammond Ground can be gained from George Lane. It is acknowledged that Hammond Ground is an attractive area of countryside and that public views through the site would be partially lost but the character of Hammond Ground is derived from its open parkland appearance and character, and due to its elevated position above the Calder Valley, there are expansive views across the site to the wider landscape particularly from the south.

The proposed new dwelling would be viewed within the context of existing built form along George Lane, would not extend beyond the already defined eastern settlement boundary of Read and would not represent sporadic or visually harmful development. Whilst the development would reduce the views from George Lane to Hammond Ground it is not considered that the harm would be so great to warrant refusal.

Additionally, the erection of a dwelling on this plot with 'complete' the ribbon of development along George Lane enabling a continuous definitive boundary between the dwellings on George Lane and Hammond Ground ensuring the protection of this landscape for future generations.

In terms of its size and scale, the proposed dwelling is generously sized but would not be uncharacteristic of the immediate area. There are large detached properties on both sides of George Lane close to the application site. A range of materials can be seen in the locality including stone, brick and render and the design of the proposed dwelling, including its external materials, are acceptable.

There were some concerns however regarding the positioning of the dwelling within the plot given that it would not strictly follow the defined building line along the east side of George Lane and the proposed 4-metre-high double garage would be located forward of the proposed dwelling adjacent to George Lane. However, the applicant has amended the position of the dwelling within the plot so that it follows the curvature of the lane and there are other dwellings along George Lane with garage buildings positioned forward of the main property.

As submitted, the application site extends beyond the previously approved eastern site boundary such that it would project past the established rear garden boundaries of residential properties to the south. The applicant has agreed to reduce this boundary, bringing it in line with garden boundaries to the south and proposing a new boundary hedge. This arrangement is considered to be acceptable. Whilst it would have been preferable to increase the distance between the rearmost element of the proposed dwelling and the rear boundary to create a larger rear garden to reflect the garden size of immediate neighbours it is not considered that this would be sufficient reason to refuse the application. Due to the footprint of the proposed dwelling there would remain a reasonable area of private amenity space for future occupants.

Neighbour Amenity:

There is a requirement to consider the potential impact of the development of the amenity of neighbouring residents. There would a distance of 40+ metres between the principal elevation of the proposed dwelling and properties on the opposite side of George Lane facing the application site. This distance is sufficient to ensure there would be no adverse impact of the privacy of the occupiers of these dwellings.

To the north of the application site is 40 George Lane and to the south is 34 George Lane. The side elevation facing no 40 George Lane is a two-storey elevation of around 18.2 metres in length. There are no habitable room windows on this elevation as proposed. The proposed dwelling, at the point it extends beyond the rear elevation of this neighbouring dwelling, would be around 6m from the shared boundary with 40 George Lane and around 8 metres from the side elevation of this neighbouring property. The proposed dwelling would extend around 6.5-7 metres forward of the principal elevation

of 40 George Lane and 5.5 metres beyond the rear elevation. As such, due to the relationship between sites there is potential of loss of outlook and overshadowing of habitable windows and the privacy amenity space of 40 George Lane. It is noted however that the closest part of the adjacent dwelling is a garage. Whilst there is a bedroom above, light and outlook to this room is provided primarily through a dormer window on the rear elevation.

The main impact would therefore be loss of outlook/light from the rear patio area of 40 George Lane however it is not thought that the rearward projection of the proposed dwelling would be such that it would completely overshadow this area for the majority of the day and the applicant has re-orientated the proposed dwelling within the plot to provide additional relief. Further to this, there is a fall in levels between 40 George Lane and the application site such that the two-storey facing elevation of the proposed new property would be around 1.1 metres lower than the ground level within the garden of 40 George Lane thus reducing any impact.

Regarding the property to the south, whilst there are south-facing windows on the proposed dwelling these are around 21 metres from the shared boundary with 34 George Lane owing to the 'L' shaped design of the proposed property. It is deemed that the proposals would not unduly affect the residential amenity of the occupants of 34 George Lane.

Other Considerations:

The Arboricultural Constraints Appraisal submitted with the application demonstrates that the proposed dwelling is sited to avoid any impact on trees within or on the edge of the application site. The development would require the removal of a short length of the front boundary hedge to provide the site access. A pre-clearance check would be required prior to the removal of any hedgerow to confirm the absence of nesting birds if removal is to take place within the nesting season.

The hedgerow is species rich and considered to be of ecological value. Four oak trees to the east of the site have bat roost potential and, whilst there would be no direct impact as a result of the proposals disturbance through noise and artificial lighting could occur. The submitted Ecological Appraisal outlines recommendations to minimise any impact and includes suggested enhancement measures. All trees within influencing distance would be protected and no artificial lighting would be utilised outside of daylight hours.

The applicant is aware that a water main crosses the site and the submitted plans demonstrate that a dwelling could be accommodated on site whilst retaining unrestricted access. Nonetheless, United Utilities has requested the submission of a Construction Risk Assessment Method Statement by condition.

Highways and Pedestrian Safety:

Having regard to highway safety, the County Surveyor has raised no concerns subject to planning conditions to ensure adequate visibility splays are provided at the site entrance and parking/garaging within the site is retained for the parking of vehicles. It is noted that there is no pedestrian footway to the point along George Lane at which the proposed dwelling would be located and future occupants of the dwelling would be required to walk in the carriageway for a distance of around 100 metres until footpath provision along George Lane towards the service centre of the village commences. Key Statement DMI2 states that new development should incorporate good access by foot and cycle.

It is noted that the two new dwellings approved and built on land to the north of the application site do not have direct footway access and the residents of those dwellings would be required to travel further without a footway than future residents of the proposed dwelling. The lack of footway provision for the two dwellings to the north was not identified as an issue during the determination of the planning application.

The County Surveyor has raised no objection to the proposals on the basis of pedestrian safety or accessibility grounds. It is considered that the surrounding environment is not such that it would considerably discourage future occupants from travelling to facilities within the village centre on foot. Despite the lack of a dedicated footway along a short section of George Lane the road is a minor carriageway which is lightly trafficked and well-lit and the application is for a single dwellinghouse which would generate a limited number of journeys.

Conclusion:

Policy DMG2 seeks to underpin the settlement hierarchy for the borough to ensure the delivery of sustainable development. Policy DMH3 seeks to protect the open countryside and designated landscape areas from sporadic or visually harmful development. The thrust of both policies is to deliver both sustainable patterns of development and to accord with the overarching Core Strategy vision.

Whilst the development conflicts with Policies DMG2 and DMH3 it is considered that the site is well-related to the settlement boundary of Read and would represent an infill plot resulting in the creation of a more logical, definitive boundary with Hammond Ground without any significant outward expansion of the settlement.

Whilst the erection of a new dwelling will cause harm to the countryside by virtue of the creation of new built development on a currently undeveloped site, the development would not be viewed as sporadic or visually harmful and appropriately worded conditions could ensure that an appropriate, definitive boundary is created to distinguish the residential development along George Lane from the landscape of Hammond Ground. This will seek to assist in protecting the special characteristics of Hammond Ground for future generations in accordance with the overarching vision for the Borough.

RECOMMENDATION:

That planning permission be granted.