

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	18.05.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/0309	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	14 th April 2021		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	APPROVE

Development Description:	Demolition of existing dwelling and erection of replacement dwelling.
Site Address/Location:	Low Meadow Main Street Pendleton BB7 1PT

CONSULTATIONS:	Parish/Town Council
No comments	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
The LCC highway officer has no objection in principle to the proposal however requested some further information with regard to visibility at the junction with the access.	
United Utilities:	
Wish to draw the developers attention to the drainage hierarchy within the NPPG to ensure that the site is drained in the most sustainable way.	
CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DS1: Development Strategy
 Policy DS2: Sustainable Development
 Policy EN2: Landscape
 Policy EN3: Sustainable Development and Climate Change
 Policy EN4: Biodiversity and Geodiversity
 Policy EN5: Heritage Assets
 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
 Policy DMH3: Dwellings in The Open Countryside & The AONB

Relevant Planning History:

None relevant.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application site is located on the edge of the Pendleton, just inside the settlement boundary and on the edge of the AONB at the end of a row of dwellings which are in a linear form along the main street. The site is just outside the conservation area boundary which is marked by All Saints Church. There is an existing mid 20th century 1.5 storey property on the site which is constructed of stone and render with a tiled roof. The plot is relatively large and adjoins open fields on two sides it is partially screened by mature trees on the site boundary.

Proposed Development for which consent is sought:

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

Principle of Development:

Policy DS1 of the Core Strategy seeks to direct new development towards the settlement boundaries. The site lies within the settlement boundary of Pendleton which is a tier 2 settlement and this is for a replacement dwelling therefore the proposal would be in accordance with the spatial strategy for the borough.

It will not result in a net increase of dwellings and is of a similar scale and footprint redeveloping an existing site which will not have a material impact on the landscape character of the AONB. Therefore, it is also considered to accord with the requirements of Policy DMG2.

Policy DMH4 states that residential development in the AONB will be limited to:
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.

the proposal will accord with these criteria.

The LPA must have special regard to protecting preserving and enhancing the landscape character of the AONB to accord with policy EN2. 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.

The proposal is considered to be acceptable in principle subject to the material considerations.

Residential Amenity:

The dwelling is approx. 23 metres to the nearest neighbouring dwelling at the closest point and this relationship will not change. The dwelling is also oriented at approx. 45 degrees to the neighbour so that the side facing terrace and living room windows will face towards the rear corner of their own garden.

It is not considered that due to the similar relationship to existing, distance and orientation between the dwelling and its neighbour as well as existing boundary screening that there will be any loss of privacy.

Visual Amenity/ Landscape:

The proposal presented is a replacement dwelling on the same site with slight alterations to the footprint. It is a similar scale to the existing dwelling being 1.5 storeys utilising the roof space for upstairs accommodation. It is a simple design which whilst updated to include modern features is of a similar scale and style to the existing which is a typical mid 20th century bungalow rather than a traditional building. In long distance views the site will appear not appear materially different and it is considered that the landscape character of the AONB will be preserved in accordance with EN2 and the NPPF.

The proposal will include a subtle use of modern features and materials which will integrate into the surroundings. There will be removal of some garden trees close to the access however the spacious and verdant character of the plot and street scene will be maintained and there are no concerns raised with respect to visual amenity.

Ecology / Trees:

A bat survey has been submitted which concludes there is negligible potential for bats but recommends that at least three Kent Bat Boxes are installed on trees in the garden to achieve biodiversity enhancements which can be controlled with a condition.

A tree survey has been submitted which identifies that several low category trees will need to be removed however this will be mitigated with replacements and those to be retained will be protected during construction. A condition to ensure that the development is carried out in accordance with the tree survey is recommended.

Highways:

The LCC highway officer does not object but raised some questions with regard to the visibility at the junction of the site access and Main Street. The proposal will utilise an existing access; is not a new access and there is no increase in the number of dwellings being served by it. The access will also be improved slightly by an increase in width and removal of some garden trees to improve visibility. There will be parking for 2 cars within the garage as well as on the driveway. However the widening of the access towards the village will bring it closer to the tree and raised verge so the applicant was requested to widen it in the opposite direction and has submitted amended plans. This will result in the removal of some low value trees close to the access but the majority will be retained and out outside the visibility splay. The benefits provided by the improved visibility are considered to outweigh any harm to visual amenity caused by this.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons in the appraisal the proposal is considered acceptable in terms of the relevant development plan policies and material considerations and therefore it is recommended accordingly.

RECOMMENDATION:

That planning permission is granted.