

Planning Statement

Application for the erection of a single dwelling

Land at 43 Hawthorne Place, Clitheroe

Job Number: 18-038



Contents

1.0	Introduction	3
2.0	The Site and its Surroundings	4
3.0	The Proposed Development	6
4.0	Assessment	8
5.0	Conclusion.....	10



1.0 Introduction

1.1 This Planning Statement has been prepared by Maybern Planning and Development on behalf of Mr. T. Brown in support of a full planning application linked to land within the curtilage of a residential property in Clitheroe.

1.2 The application seeks approval of:

‘The erection of a single dwelling with associated access, landscaping and all other works.’

1.3 This Statement intends to summarise the nature of the proposals, and compliance with the adopted Development Plan for Ribble Valley Council and other relevant material considerations.

1.4 Submitted for approval are the following plans:

- Location Plan – Drawing Number 5760-LP
- Existing Site Plan – Drawing Number 5760-E01
- Proposed Site Plan – Drawing Number 5760-P01 Rev B
- Proposed Plans, Elevations & Site Plan – Drawing Number 5760-P02 Rev A

2.0 The Site and its Surroundings

The Site

- 2.1 The site comprises land at Hawthorne Place, Clitheroe in Lancashire (BB7 2HU). The application site sits between two dwellings; 41 and 43 Hawthorne Place.
- 2.2 43 Hawthorne Place, precisely its double garage and its associated driveway, sit to the application site's north west boundary. The application site fronts to the north east onto Hawthorne Place, a residential street which predominately comprises two-storey "family" houses. To the application site's south east boundary is a side elevation of 41 Hawthorne Place. To the south west is the boundary and side elevation of Ashdown; a residential property which fronts on Eastham Street (also to the south).
- 2.3 The site is located within the established residential area of Clitheroe. It is located within 1 kilometre of the town centre. Given its proximity to Clitheroe's established town centre and associated shops and amenities, the site is in a highly sustainable location with good connectivity to those amenities and services, including retail, leisure and transport opportunities, the latter including bus and train transportation.
- 2.4 The site measures 17.71 square metres in size. Figure 1 below shows the site location.



Figure 1: Approximate site boundary of the application site

Planning History

- 2.5 Set out below is a summary of the planning history of the application site:
- Application Ref: 3/2011/0315, 'Erection of 4-bedroom two-storey detached dwelling'. Validated on 28th April 2011, the application was withdrawn on 20th June 2011.
 - Application Ref: 3/2011/0703, 'Proposed erection of a three bedroom, two-storey dwelling with attached garage. Re-submission of 3/2011/0315P'. The application was validated on 8th August 2011, and then refused planning permission on 12th December 2011. The application was refused for the single reason of:

'The proposed development given its size and siting would have a detrimental impact on the adjacent residential amenity by virtue of overlooking and thus impacts on the privacy and as such be contrary to Policy G1 of the Districtwide Local Plan.'



An associated appeal (Ref: APP/T2350/A/12/2173804) was subsequently lodged. The Inspector found *'that the proposed development would be acceptable in principle and while there may be a shortage of housing land, it [was her] objections in relation to living conditions and character and appearance'* (Para. 33) that led to the appeal being dismissed on 12th September 2012. The reasoning behind her refusal included consideration made towards the separation distances between the proposed dwelling and neighbouring properties.



3.0 The Proposed Development

- 3.1 This application seeks full planning permission for the erection of a single detached dwelling and associated driveway, landscaping and all other works. Like most houses on Hawthorne Place, if approved, the proposed dwelling will be a two-storey detached property. Detached dwellings also form the predominant house type along Eastham Street to the south. Albeit a single dwelling, the proposed house will assist Ribble Valley Council in meeting its requirements for family housing in the area.
- 3.2 The proposed dwelling would benefit from three bedrooms, driveway for two cars to its north west (side) elevation, and a rear garden of a similar size to those at other properties on Hawthorne Place.
- 3.3 Design factors including the proposed dwelling's scale and style, use of hard and soft landscape, and use of materials have all been selected to complement neighbouring properties to create a cohesive feel. The proposed dwelling is to be located on an 'in-fill' site which makes effective use of the underutilised land. Proposed materials include yellow facing brick plinth and yellow facing brick soldier band course, red facing brick, concrete roof tiles, UPVC doors and windows, aluminium bi-folding doors to the south west elevation, and white UPVC rainwater goods. The selected materials have also considered efficiency and effectiveness, and ease of installation and maintenance for the benefit of future residents. In the interests of security, privacy and clear boundary treatments to signify ownerships, a new timber boundary fence will form a physical boundary between 43 and 43A Hawthorne Place.
- 3.4 As set out under 'Planning History' at Chapter 2 of this Statement, the planning credentials of a dwelling at the site have been assessed via two separate planning applications to date; one which was withdrawn and the other which was refused and subsequently dismissed at appeal. The planning history confirms that it was only the design which precluded a dwelling at this site being approved. Matters such as highways, ecology, and the overall principle of a dwelling capable of accommodating a family at this site are therefore considered acceptable (discussed further at Section 4.0 below).
- 3.5 The dwelling proposed by this planning application has strongly considered the relevant planning history and made changes to the previous dwelling design to alleviate concerns raised as part of the previous applications; primarily those concerns linked to the amenity of residents of existing properties near the application site and, if approved, also future residents of the proposed dwelling.

Changes to the Previous Submissions' Design

- 3.6 As shown at Figure 2 below, the refused application (Ref: 3/2011/0703) proposed 43A Hawthorne Place to have a driveway and landscaped area to its front elevation, separating the dwelling from the pavement and public highway (Hawthorne Place). The dwelling's precise position was for it to fall immediately to the side (east) of the double garage at 43 Hawthorne Place. Its front elevation followed the contour of the rear elevation of 41 Hawthorne Place (that property being located to its south east). With its previous position on the plot, the proposed dwelling was also '*some 15-17m from Ashdown*' as confirmed via the Inspector's decision (Para. 10), separated by the proposed rear garden for 43A Hawthorne Place.
- 3.7 This revised proposal at land at 43A Hawthorne Place shows the omission of a driveway to the front of the property and also the landscaping to the front. Instead, the proposal now shows the dwelling fronting onto Hawthorne Place and following the contour of 41 Hawthorne Place's front elevation. The driveway has been relocated to its north west (side) elevation. Its east elevation is shown to run parallel with 41 Hawthorne Place's (west) side elevation. The separation distance between these side elevations should not form a consideration to the acceptability of this planning application given (it is understood) that 41 Hawthorne Place does not have any windows nor 'habitable rooms' to this elevation. It is also proposed that the south east facing (side) elevation at 43A Hawthorne Place will



4.0 Assessment

- 4.1 The statutory Development Plan for the application site comprises the adopted Ribble Valley Core Strategy (adopted 2015). The Core Strategy sets out the spatial vision for the Borough through to 2028, and the policies and objectives necessary to achieve this. The Proposals Map that supports the Core Strategy confirms the site is not allocated for any specific land use(s) (i.e. it is 'white land').
- 4.2 Relevant policies of the adopted Core Strategy are as follows:
- Key Statement DS1 – Development Strategy
 - Key Statement DS2 – Sustainable Development
 - Key Statement EN2 – Landscape
 - Key Statement EN3 – Sustainable Development and Climate Change
 - Key Statement H1 – Housing Provision
 - Key Statement H2 – Housing Balance
 - Key Statement DMI2 – Transport Considerations
 - Policy DMG1 – General Considerations
 - Policy DMG2 – Strategic Considerations
 - Policy DMG3 – Transport and Mobility
- 4.3 At the top of the settlement hierarchy, as outlined at Policy DS1 of the Core Strategy, new housing development is first and foremost directed to an identified strategic site and to the three principal settlements which include Clitheroe. This tier of the hierarchy is prioritised for residential development over other locations. The proposed dwelling complies with this since it is proposed within the established Clitheroe residential area.
- 4.4 The Council acknowledges that they are not currently able to demonstrate the requisite five-year housing land supply within the Borough, in line with the National Planning Policy Framework (NPPF). While it is recognised that this is a single dwelling, it would still contribute towards housing supply and assist Ribble Valley in meeting its requisite housing requirement (including for family housing), the targets of which are provided at Key Statement H1 of the Core Strategy.
- 4.5 The proposed dwelling is considered to promote effective use of an 'in-fill' opportunity. The Inspector of the APP/Y2350/A/12/2173804 raised no concerns in principle, stating that:
- “the Framework does not prohibit the construction of new houses on residential gardens. The same is true of the settlement strategy set out in LP Policy G2. I am not aware of any LP or RSS policy which rules out development of garden land. The proposed development is not unacceptable in principle.”*
- 4.6 The site is situated within an established residential area and comprises a sustainable and accessible location. This is evident by the services and facilities within walking distance and via sustainable transport modes. Additionally, Clitheroe offers connectivity via public transport modes including bus stops and Clitheroe train station, which in turn promotes access to employment opportunities, shops and services within larger settlements. This provides alternatives to the private car. The proposed dwelling therefore complies with Key Statement DMI2 and Policy DMG3 of the Core Strategy.



- 4.7 As outlined in the Planning History at Section 2 of this Statement, Ribble Valley refused planning permission as it was considered the dwelling as previously designed was contrary to Policy G1 of the Districtwide Local Plan. This was reiterated by the Inspector who concluded that *'the proposed development would cause unacceptable harm to the living conditions of nearby occupiers'*.
- 4.8 The proposed dwelling's position on the plot has been revised from what was previously proposed (and refused) to alleviate concerns, particularly in relation to 41 and 43 Hawthorne Place and Ashdown on Eastham Street. The revised layout and positioning of the proposed property including its driveway and garden, the separation distances to neighbouring properties and other design factors such as the positioning of windows, have each been strongly considered to prevent any detrimental loss of amenity to existing or future residents and to prevent detrimental impacts upon the character of the area.

Technical Considerations

- 4.9 Evident by the previous application having solely been refused on amenity grounds and no other matters (and reiterated by the Inspector's decision), there are no technical grounds to preclude this application for a single dwelling being approved. Consideration to technical matters can be summarised as follows:
- Highways: Lancashire County Council (LCC) made comments on the previous application and raised *'no objection in principle... on highway safety grounds.'* LCC also confirmed they were satisfied with the proposed off road parking provisions.
 - Flood risk and drainage: The site falls within Flood Zone 1 (the lowest risk category of flooding). Given the scale and nature of the proposal and that the previous applications were not refused on flooding or drainage grounds, the proposed development is considered acceptable with regards to flooding and drainage matters.
 - Ecology: Given factors including its locality (an established residential area), the minor scale and nature of the proposed development and it not having an on-site designation nor the proposed development being considered detrimental to a designation in the vicinity, there are no ecological related concerns. The application site comprises grassed area which is regularly mown, it is unlikely therefore that the site provide habitats suitable for protected species.
 - Contamination: Residential land-uses form a vulnerable use in relation to contamination. There is not understood to be any contamination on-site and no historical uses which would suggest even low likelihood of contamination.



5.0 Conclusion

- 5.1 The application seeks full planning permission for the erection of a single dwelling at land at Hawthorne Place, Clitheroe.
- 5.2 The relevant planning history has been strongly considered in redesigning the proposed dwelling.
- 5.3 The site falls within the established residential area of Clitheroe. Alongside a strategic site and two other principle settlements, Clitheroe sits at the top of Ribble Valley's settlement hierarchy where residential development should be directed towards. The dwelling will assist Ribble Valley in meeting its requisite (family) housing targets. Given its locality and accessibility to amenities and services, the site is a suitable and sustainable location for a single dwelling of the proposed nature and scale.
- 5.4 Additionally, the proposed dwelling will:
- Contribute towards Ribble Valley's housing land supply;
 - Be capable of being delivered in the near future;
 - Be appropriate as family housing which the Borough requires;
 - Promote effective use of the application site which is currently underutilised; and
 - Be attractive and in-keeping by way of its scale and nature with the existing residential area.
- 5.5 For these reasons it is respectfully requested that the application be considered favourably, and that planning permission be granted.