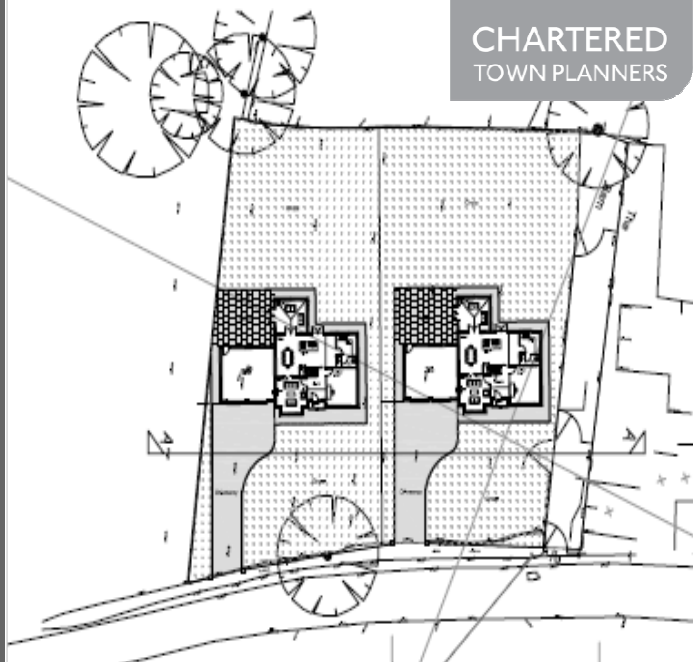


Land at George Lane, Read

Erection of 2 No. Detached Dwellings

JWPC

CHARTERED
TOWN PLANNERS



East Elevation

Client:
Mr N Duckett

planning

support

statement

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1. Introduction

- 1.1 This document forms a Planning Support Statement submitted alongside a Full Planning Application seeking consent for the residential development of 2 No. detached 4-bedroom family houses.
- 1.2 The application has been prepared following consideration of the site's local context and a detailed assessment of the prevalent planning policies and review of the current development market.
- 1.3 This supporting statement outlines the details of the scheme and the reasons why the application should be granted consent.
- 1.4 The statement should be read in conjunction with the submitted plan drawings, application forms and Design & Access Statement as required forming the planning application.

2. Site Characteristics

- 2.1 The site is a rectangular plot of land measuring 0.25 hectares that fronts onto George Lane within the village of Read. Read and neighbouring Simonstone are large villages that lie at the south-east extent of the Ribble Valley district boundary, in close proximity to Padiham to the west via the A671, along which the bulk of the settlement lies. George Lane is accessed directly off the A671 to the west of Read and heading north it meets Whins Lane. The site subject to this planning application lies to the northern end of George Lane.
- 2.2 The western side of George Lane contains a long row of detached and semi-detached properties along its length, and the application site forms a gap within this continuous frontage. The large area to the west of these properties forms an area known as Hammond Ground, and this area is visible to the rear of the application site, although the view is partially obscured by tree coverage.
- 2.3 Read has a population in excess of 1,000 and is therefore one of the larger village settlements within the Ribble Valley district. The settlement is well served by local convenience facilities providing opportunities for shopping, and with a post office and chemist, local library and a primary school within the area.
- 2.4 The direct access onto the A671 also provides excellent accessibility by car, and local bus services are also available.
- 2.5 The site is surrounded by houses that are generally larger detached dwellings, set within gardens with driveways accessing onto George Lane. Immediately to the north and west of the site are adjoining properties and gardens, and properties immediately opposite the road of George Lane to the east are of similar size. Immediately to the south of the site, and not forming part of the development plot, will remain a vacant grassed area. Beyond that piece of land are the properties forming the ribbon of development along George Lane that run down to the A671.
- 2.6 The site is currently a small grassed field with a limited number of trees on its boundary. The site slopes from north to south and this is reflected in the design of the proposed dwellings.

- 2.7 Views out towards Hammond Ground and beyond to the south and east are available and will be exploited through the proposed dwellings.

2.8 Proposed Development

- 2.8.1 As the site forms a long frontage of properties adjacent to George Lane and is surrounded on all sides by similar, large, detached properties, the obvious use for development of the site is as residential. A small scheme of 2 no. residential properties is proposed through this planning application and the properties have been designed to be similar in size and style.

2.9 Site Planning History

- 2.9.1 The site is vacant and has no previous planning history associated with it.

2.10 Site Constraints

- 2.10.1 The site has no known constraints to development. The land is in Flood Risk Zone 1, and as the site area is less than 1 hectare, a Flood Risk Assessment has not been prepared.

3. Application Proposal

- 3.1 The planning application proposes a development of 2 no. two storey family houses, with both providing four bedrooms, double garage and individual driveways and private amenity space to the front and rear.
- 3.2 The two dwellings proposed are identical in design, but due to the slightly sloping nature of the site, the northern most property sits slightly higher on the site. The two houses have the same orientation, with the principle elevation facing George Lane. This allows for rear views across Hammond Ground and the rural area beyond, and bedrooms to the rear of the property will take advantage of this view.
- 3.3 Existing trees on the site are proposed to be retained, and apart from the hard surfaces forming the driveway to the front and patio to the rear, the remainder is proposed to remain grassed, forming the private garden areas of the two properties. The boundaries will be demarked by 1.8 metre high close boarded fencing.
- 3.4 The submitted plans forming the proposal are:
- Site Location Plan
 - Existing Site Plan – 4322-01
 - Proposed Floor Plans – 4322-02A
 - Proposed Elevations and Site Section 4322-03

4. Planning Policy

- 4.1 Relevant planning policy relating to the site and the proposed development scheme is found at the national level within the National Planning Policy Framework (NPPF) and at a local level in the adopted Development Plan for Ribble Valley, made up of the Regional Spatial Strategy and the Ribble Valley Districtwide Local Plan. Additional documents published by the Council may also be considered of relevance where they form material planning considerations, and are outlined below.

4.2 National Planning Guidance

- 4.2.1 The NPPF reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions. Furthermore, Local Plans published prior to 2004 would only now carry weight in planning decisions in relation to the degree with which they accorded with the NPPF.
- 4.2.2 At the heart of the NPPF is a presumption in favour of sustainable development, which directs council's to be positive about growth; making economic, environmental and social progress for this and future generations. In relation to planning decisions, the document outlines that this means approving development proposals that accord with the Development Plan without delay, and where the development plan is out of date, granting planning permission unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF.
- 4.2.3 Meeting housing development needs is seen as a key principle of good planning, and providing new homes is paramount to proactively driving and supporting sustainable economic development. In this context, paragraph 47 of the NPPF guides local planning authorities to boost significantly the supply of housing by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; with an additional buffer (of 5% or 20%¹) to ensure choice and competition in the market for land.

¹ Buffer should be increased to 20% where there is a record of persistent under delivery of housing.

4.3 Regional Planning Guidance

- 4.3.1 The Regional Spatial Strategy for the North West (RSS) sets out the amount of new housing that should be built for each district across the North West, which for the Ribble Valley is proposed as a minimum level of 161 dwellings per annum over the plan period to 2021.
- 4.3.2 The Government has signalled intentions to revoke RSS, however whilst still in place it forms part of the Development Plan.
- 4.3.3 The Council has most recently reported to its Planning Committee that as at a 31st December 2012 survey the Council now has a supply of extant planning permissions sufficient to accommodate a 5 years supply (without detailed assessments of deliverability).

4.4 Local Planning Policy

- 4.4.1 The Ribble Valley Districtwide Local Plan was adopted in 1998, and whilst it remains part of the formal Development Plan, its weight is limited to its compliance with the NPPF due to that fact that it is 15 years old and therefore generally out of date. The Plan does contain adopted planning policies under which the application will be determined and these are set out below.
- 4.4.2 The settlement of Read is referred to in the Council's Settlement Hierarchy as the 'Contiguous Settlement of Read & Simonstone' and as such they are both bounded within a single settlement boundary.
- 4.4.3 Figure 1 is an extract from the Local Plan proposals map that shows the settlement boundary of Read/Simonstone outlined in black, and the site of the planning application has been marked on it in red. This shows that the site lies immediately adjacent to the existing settlement boundary.

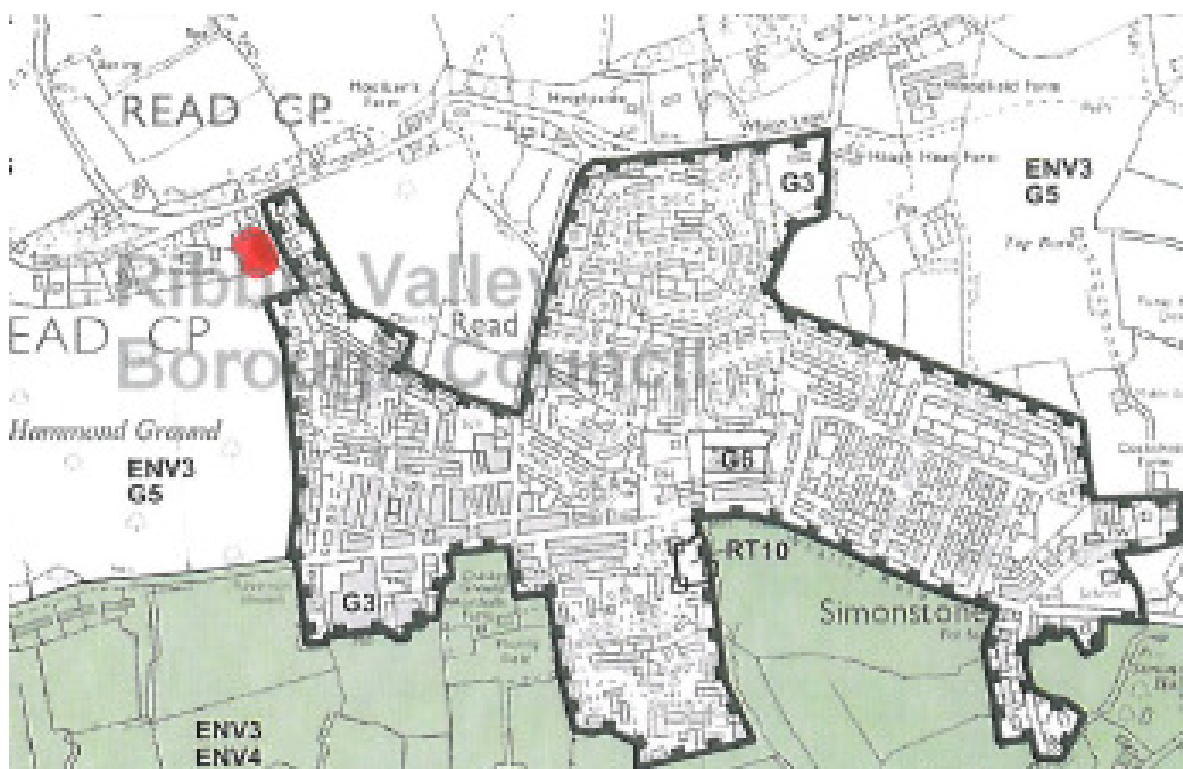


Figure 1 – Extract from Local Plan with Site Marked

- 4.4.4 The Council is currently working towards adoption of a new plan for the Borough, proposed as a Core Strategy, and the latest draft of which is the Regulation 22 Submission Draft. An Examination by the Inspectorate to consider the soundness of the document is currently suspended, allowing time for updates to the evidence base documents prepared previously.
- 4.4.5 It is acknowledged that housing is one of the key issues within the Core Strategy, and that there has been a considerable amount of objection to the housing proposals put forward by the Council within the document. What is clear however is that the Council is proposing to set a minimum annual requirement for 200 new dwellings over the coming plan period, and NPPF requires that a five-year supply of land is maintained throughout that period.
- 4.4.6 The Council have recently been reporting that they have sufficient extant planning consents for housing to meet this five years supply, but that it is determining new housing developments within settlements or immediately adjacent settlement boundaries to be acceptable in principle, due to their sustainable location.

- 4.4.7 Other policies of the plan relevant to the site, as shown on the proposals map are Policy G5 and ENV3. Policy H2 is also of relevance for development outside the settlement boundaries. All three of these policies within the Local Plan are written with the intention to limit development in the open countryside to rural purposes or pursuits, and with a general restriction to open market housing. However, due to the age of the Local Plan and the emergence of new planning guidance nationally and the more recent local strategy for development, although the site is outside of the settlement, it would no longer be considered a restriction to development due to the sustainable location immediately adjacent to the settlement.
- 4.4.8 Policy ENV3 also requires that development is in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.
- 4.4.9 Policy G1 of the Local Plan is a general development control policy that expects all proposals to provide a high standard of building design and landscape quality, and which contains a number of criteria that should be considered as part of good design, including density, layout, daylighting and privacy.
- 4.4.10 All development proposals are required to provide adequate car parking and servicing space through Policy T7.
- 4.4.11 In addition, Policy DMG1 of the emerging Core Strategy seeks to reinforce much of what Policy G1 of the Local Plan requires regarding size, intensity and scale of development.

5. Planning Considerations

- 5.1 The planning application seeks consent for two large detached four-bedroomed properties that will front onto George Lane, within the village of Read. The site lies immediately adjacent to the settlement boundary of Read/Simonstone defined by the Districtwide Local Plan and shown on the Proposals Map extract at Figure 1 of this Planning Support Statement.
- 5.2 Due to the Local Plan being considered out of date, and following new guidance contained within the NPPF, sites adjacent to existing settlement boundaries are in principle considered to be sustainable locations for new development. NPPF requires that where the development plan is out of date, planning permission should be granted unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF
- 5.3 The benefits of the development providing two new family dwellings adjacent to an existing settlement are fully consistent with NPPF, and there are no negative impacts associated with the development of this small piece of land that effectively forms an infill plot in a residential area. The small site, which contains two plots, forms a gap in the frontage along George Lane, which has direct links to the A671 to the South, and local services within the defined settlement. As such, it is considered a sustainable location to deliver new development.
- 5.4 The surrounding uses are residential in nature, with a dominance of large detached properties set within gardens, accessed from driveways off George Lane. The planning application proposes two similar four-bedroomed dwellings with double garage and driveways, and front and rear gardens. The size, density and layout of the properties are consistent with Policy G1 of the Local Plan and emerging policy DMG1 of the Core Strategy. In addition, the scale and size is consistent with Policy ENV3 of the Local Plan.
- 5.5 Further details regarding the design of the scheme are set out in the separate Design & Access Statement submitted with the application.

6 Summary

- 6.1 This Planning Support Statement details that the principle of development of the site for residential use is consistent with national planning guidance contained within the NPPF and is compatible with the remaining parts of the Districtwide Local Plan and the emerging policy of the Core Strategy.
- 6.2 The proposed development is supported by the presumption in favour of sustainable development and the design of the properties on the site fit well within the local context and are consistent with the Council's policies.
- 6.3 The site will provide two large detached family homes that will help meet the requirement for new housing across the Borough. The design is detailed in the Design and Access Statement and the submitted Plans.
- 6.4 On the basis of the details submitted in the forms, plans and this Planning Support Statement, we respectfully request that the application is granted consent.