

Hillside, Moor Lane, Wiswell, Clitheroe BB7 9DG.



Planning Statement

March 2023

JDTPL0433

1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants for the proposed demolition and replacement of the existing dwelling at Hillside, Moor Lane, Wiswell. The application also proposes closing off the existing vehicle access and provision of a new vehicle access off Moor Lane.
- 1.2 This Statement will describe the application site and surroundings and the development being proposed. The relevant planning policies will then be discussed. We will demonstrate that the application complies with the development plan and other material considerations and conclude that planning permission should be granted.
- 1.3 This application should be read in conjunction with drawings and documents:
- 22007 (PL) 001 Location Plan
 - 22007 (PL) 002 Existing Block Plan
 - 22007 (PL) 003 Proposed Block Plan
 - 22007 (PL) 010 Existing Site Plan
 - 22007 (PL) 020 A Proposed Site Plan
 - 22007 (PL) 025 Existing Floor Plans
 - 22007 (PL) 050 A Existing Elevations
 - 22007 (PL) 100 B Proposed Floor Plans
 - 22007 (PL) 200 A Proposed Elevations
 - 22007 (PL) 300 Site Sections
 - 22007 (PL) 301 B Street Scenes
 - 22007 (PL) 500 Design & Access Statement
 - Arboricultural impact and method statements
 - Bats and protected species surveys.
 - Transport Note

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 Hillside stands on the west side of Moor Lane to the south of the village of Wiswell. Hillside comprises a substantial one and a half storey dwelling with bay windows and a pitched dormer to the front east elevation and a large projecting gable to the rear west elevation. The main entrance is on the southern side elevation and there is a large upvc conservatory on the north side elevation. The dwelling is finished in white painted render and has a red tiled roof. It is set within a large mature garden with numerous trees and shrubs which descends to the north. There is a detached prefabricated garage and outbuilding on the north side of the dwelling. Vehicle access is directly onto the adopted road Moor Lane. The vehicle access is flanked by high stone boundary walls and hedges.

1. Front elevation (east)



- 2.2 The site extends to 0.149 hectares. The existing dwelling sits at the southern end of the plot with the main garden to the north. The garden steps down the hillside towards the village south to north as illustrated in the topographical survey. A small watercourse passes through the garden which also contains two ponds.



2. Side elevation (north)

- 2.3 To the west of Hillside are open fields. The boundary is denoted by a substantiable hedge and trees. A tree survey accompanies the application. This shows the majority of the trees on the site are category C (low quality) with only two trees considered to be category B (moderate quality). The hedge on the boundary with the field to the west is category B and the hedge to the highway at the northern end of the site is also category B. The garden follows the boundary to Moor Lane.
- 2.4 Along the northern part of Moor Lane are detached twentieth century properties set within substantial gardens and at the southern end beyond Hillside are traditional stone cottages, farmsteads and barn conversions. The dwellings at the northern end of Moor Lane and including Hillside are well screened from views from Moor Lane by the roadside hedges and trees. Any views of the rear of the properties are long range from the surrounding roads and footpaths.

- 2.5 Moor Lane is an adopted highway single width, without footways or street lighting. It meanders down the hillside towards the village. The highway is bounded by hedges, trees and banking. Traffic speeds are necessarily slow due to the character of the road and the speed limit is 30mph.
- 2.6. The adopted proposals map to the Ribble Valley Housing and Economic Development, Development Plan Document (HEDDPD) shows the site to be outside the settlement boundary of Wiswell, outside the conservation area and within the open countryside.



3. View north along Moor Lane note dense screening from roadside trees and hedges

3 THE PROPOSED DEVELOPMENT

- 3.1 It is proposed to demolish the existing dwelling, garage and outbuilding and replace this with a new two storey dwelling with basement garage and rooms within the roof space. The entrance to the dwelling for pedestrians and vehicles is to be transferred to the north side and the existing vehicle access will be closed. A pedestrian entrance from Moor Lane on the

east side of the house will be retained to aid bin collection. The existing garage and vehicle entrance area will be replaced by a level area of lawn.

- 3.2 The house is orientated so that the principle elevation faces north west. The gable side elevation faces Moor Lane. The basement (lower ground floor) will provide underground garaging. Only the garage entrance will be visible above ground. The main living area is on the upper ground floor with bedrooms at first floor and within the roof space.

4 PLANNING HISTORY

- 4.1 There are two planning applications at Hillside recorded on the Council's website. These are for a replacement garage granted permission granted in 2003 reference 3/2003/0182 and an outline application for one dwelling on land at Hillside refused permission in 1999 reference 3/1999/0147.

5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

- Key Statement DS1 (Development Strategy) sets out the development strategy for the Borough
- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- Key Statement EN2 (Landscape) Any development will need to contribute to the conservation of the natural beauty of the AONB
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.
- Key Statement DMI2 (Transport Considerations) aims to promote sustainable patterns of travel.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.

- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements 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 policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- Policy DMG3 (Transport and mobility) consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists and those with reduced mobility
- Policy DME1 (Protecting trees and woodlands) requires development proposal that may impact on tree cover to be accompanied by an arboricultural survey with the aim of protecting trees.
- Policy DME2 (Landscape & townscape protection) development should enhance local landscapes
- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DMH3 (Dwellings in the open countryside and the AONB) replacement dwellings are acceptable where there is no adverse impact on the landscape in relation to the dwelling, the residential use has not been abandoned.

National Planning Policy Framework (NPPF) Section 12 of the NPPF relates to the design of developments with emphasis placed on the linkages between good design and sustainable development. Paragraph 130 seeks to ensure that development adds to the overall quality of the area and is sympathetic to local character and history, built environment and landscape setting.

6 PRE-APPLICATION ADVICE

- 6.1 Pre-application advice was received from the Highway Authority Lancashire County Council on the 30th June 2022. The advice response is contained in the appendix to the submitted Transport Note. Our response to the pre-application advice is set out in the Transport Note and in paragraph 7.18 below.
- 6.2 A planning pre-application advice request was submitted on the 17th May 2022 and an on-line meeting was held on the 9th August 2022. Revised drawings for discussion were submitted to the Council on the 29th November 2022. These are referred to in the Design and Access Statement. The Officer dealing with the pre-application advice request advised us on the 4th January 2023 that due to the level of workload a written response was not likely to be issued for some time. It was suggested that in principle the replacement of the dwelling with a new dwelling is acceptable and a formal planning application be submitted. Assurance was given that any outstanding issues on the design of the scheme would be worked through during the course of the planning application.

- 6.3 On the basis of the information and discussion in the pre-application advice meeting the scheme has been substantially revised.

7 EVALUATION

- 7.1 The main planning issues to be considered in the determination of this planning application are:

- The principle of the development
- The design of the proposals
- Visual impact.
- Residential amenity.
- Ecology
- Trees
- Highways

Principle of the development

- 7.2 The site is in the open countryside outside of the settlement boundary of Wiswell and the Conservation Area boundary. It is also outside the Area of Outstanding Natural Beauty and is not within Green Belt. Policy DMH3 limits new residential development in the open countryside or AONB to certain types of development. This includes the replacement of dwellings where the use has not been abandoned, there being no adverse impact on the landscape and the need to extend an existing curtilage. Hillside is a dwelling in a reasonable condition and the use as a dwelling is not in question. The development is wholly within the existing residential curtilage of the dwelling which has clearly defined long standing boundaries. The proposal is for a replacement dwelling. It is not in conflict with the development strategy for the borough as it does not result in a net increase of residential planning units on the site. Key Statement DS1 DS2 and DMI2. The proposal is compliant in principle with policy DMH3.

Design

The existing dwelling

- 7.3 The existing dwelling Hillside is of no particular architectural merit. It appears to date from the early twentieth century. The white painted render is visually strident in this semi-rural setting. The existing vehicle access arrangements are difficult. Visibility for drivers is poor and there is insufficient space to turn and manoeuvre vehicles within the site.

The proposed replacement dwelling.

- 7.4 A full topographical survey has been carried out and a tree and hedge survey. This has allowed the existing building and setting to be fully understood and the proposals to be sensitive to the context of the site.
- 7.5 The design has responded to the topography and orientation of the site. The main living space on the ground floor is positioned so it connects to south 'uphill' side of the dwelling taking advantage of the existing level area to the south to create a lawned garden suitable for children's play which is well connect to the main living area. This area takes advantage of the existing screening by trees both within and close to the site to the south.



4. Bonnie House with basement level garaging

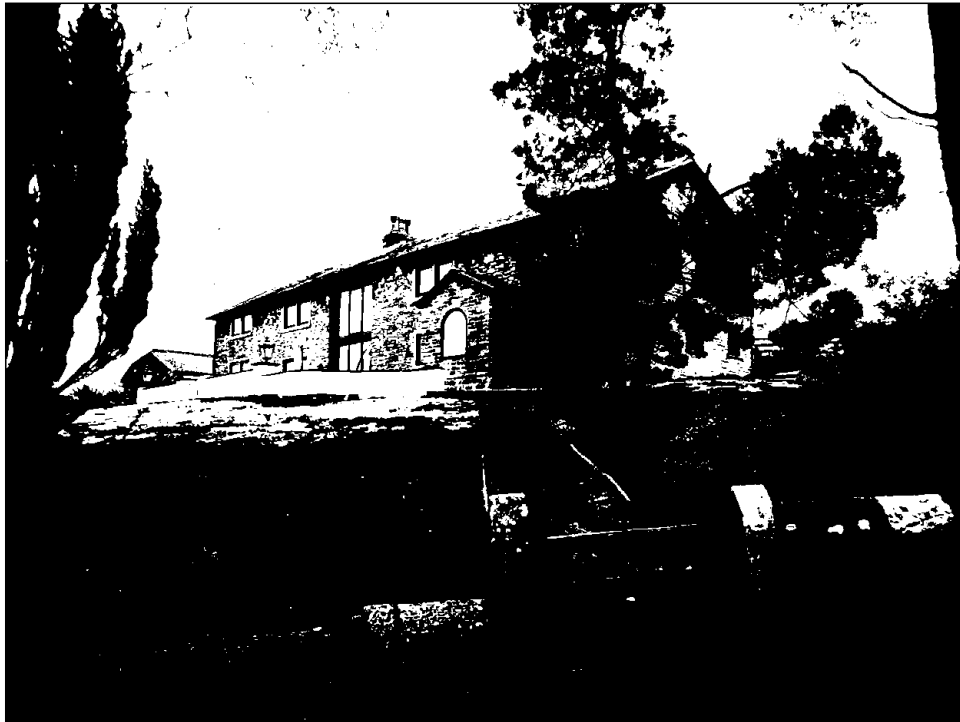
- 7.6 The vehicle access is repositioned to the north of the dwelling and allows a more spacious parking and tuning area close to the house and within the garaging at basement level. Additional visitor parking is provided close to Moor Lane. This device of using the slope of the land to accommodate basement level garaging has been used nearby at Bonnie House (Innellan) where planning permission was granted in 2012 for a roof lift, garage extension and rooms in the roof space.
- 7.7 The design of the replacement dwelling is sympathetic to the site, and reflects local building traditions, using vernacular detailing. As the Design and Access Statement describes the principle elevation is proposed in Georgian style and will appear as a two-storey dwelling with rooms in the roof space. The east facing gable retains the Georgian style with a projection to the rear in brick which cuts into the slope of the land providing a contrast which is subservient to the gable and set back from it. The street scene section drawing shows how the building will appear in comparison to its neighbour to the south. Contemporary features

are proposed on the least prominent ground floor of the rear elevation and on the south west elevation.

- 7.8 The ground floor level of the new dwelling at 132.1m is lower than the existing dwelling 133.9m floor level although the new footprint is extended further to the north. The ridge height of the proposed dwelling is 141.m only slight higher than the existing ridge height of 140.7m. The basement level garaging is mostly subterranean. The design incorporates windows with a traditional vertical emphasis, quoin detailing and stone surrounds to the openings. It has a double pitched roof with gable copings and kneelers and gable chimney stacks . The materials are natural stone and brick with a slate roof which are sensitive to the landscape and less strident and more sympathetic than the current white painted render .
- 7.9 The design of the new dwelling meets the requirements of DMG1 and section 12 of the NPPF.

Visual Impact

- 7.10 Moor Lane is characterised by trees hedges and shrubs running alongside the road and within the gardens of the dwellings along the road. Dwellings are situated on both sides of the lane and their position in relation to the road is determined by the topography and meandering nature of the road. The site is well screened by existing hedges and trees and the new dwelling will be seen within this context. The proposed replacement dwelling will result in an increase in footprint and overall increase in volume of built development on the site. However, the dwelling is set within a spacious garden and the neighbouring properties at Manor Cottage, Manor House and Sheep Coats Farm are of a similar scale. Taking into consideration the characteristics of the site context, the increase in built form will not have a negative impact upon the character or visual amenities of the area.
- 7.11 The dwellings along Moor Lane are very varied in style and do not date from one particular period. There are a variety of materials. Bonnie House is finished in white render with dark grey window frames. Hillside is white painted render with a red tiled roof. Manor House (farmhouse) is painted white render with painted stone detailing and quoins. Manor Cottage and the barn conversion adjacent are natural stone with a stone slate roof. The barn conversion/farmhouse Sheepcoat Farm is natural stone with brown window frames. The design of the proposed dwelling will not appear out of place in this context.



5. Sheepcote Farm



6. Manor House and Manor Cottage

- 7.12 There have been similar proposals for replacement dwellings recently granted permission nearby. These include Willows Springs, 58 Pendleton Road, Wiswell where a bungalow was replaced with a two-storey dwelling planning reference 3/2017/0504, Greenacre, Whiteacres Lane Wiswell reference 3/2019/0834, where a two-storey dwelling was replaced by a larger two storey dwelling and Wiswell New Hall, Wiswell Manor, Pendleton Road (formerly The Eaves) where a dormer bungalow and kennels were replaced with a three-storey dwelling with basement planning reference 3/2012/0010.



Figure 1 Willows Springs

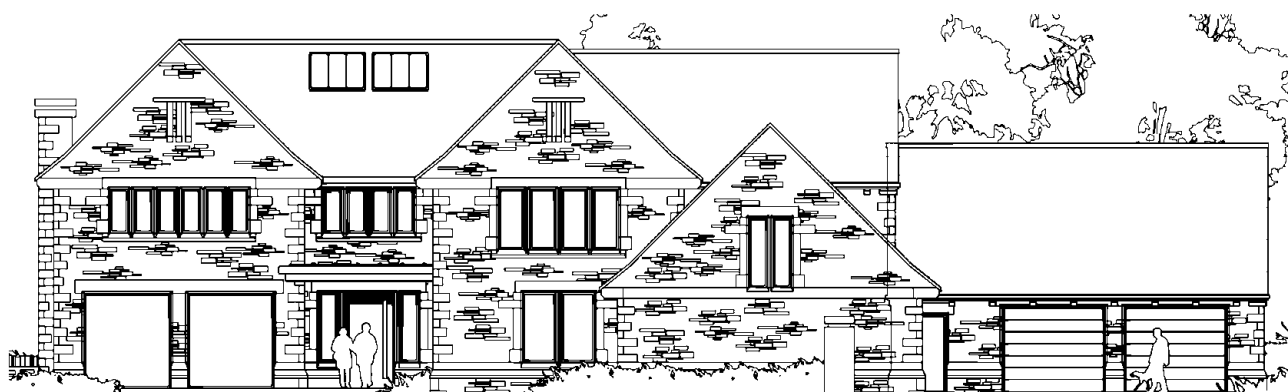


Figure 2 Greenacre

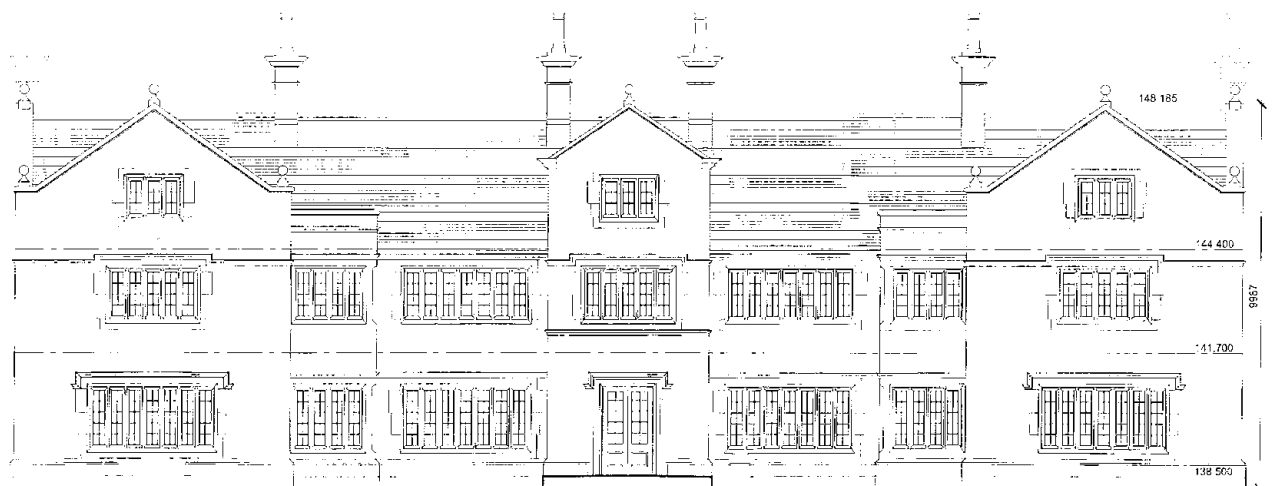


Figure 3 Wiswell New Hall (basement not shown).

- 7.13 A precedent has been set for replacement dwellings which are larger than the existing dwelling. Section drawing 22007 (PL) 300 describes the relative scale of the existing and proposed dwellings. The proposal preserves the visual qualities of the landscape and reflect local distinctiveness in the style, scale, features and building materials proposed as required by Key Statement EN2 and policy DME2

Residential amenity

- 7.14 There is sufficient distance between the proposed property and the nearest neighbour for privacy to be achieved. The dwelling is provided with a bin storage area close to the road and a pedestrian access to place bins close to the road for collection. This complies with policy DMG1.

Ecology /Protected Species

- 7.15 A protected species survey has been undertaken. There are ponds on the site. The survey concludes that it is very unlikely that any crested newt would be present within the proposed development site. The bat survey recorded moderated levels of activity comprising of intermittent spells of foraging activity and occasional passes over the site. Two bats were identified emerging from the west gable of the dwelling. Parts of the dwelling have been used for roosting, but these roosts are not considered to be a significant roost such as a maternity colony. Works to redevelop the site will require to be undertaking under a European Protected Species License. The recommendations in the report will be followed so that the proposal fully accords with the requirements of Key Statement EN4 policy DME3.

Trees

- 7.16 A tree survey has been carried out to identify and categorise the trees and hedges on the site. The development has as far as possible retained the trees and hedges within the site. The tree survey identifies those trees which are affected by the development. These are T2, T3, G3 and G4 which have been categorised as being of low quality and value.

Highways

- 7.17 Moor Lane is an adopted highway along its full length and is a secondary gritting route. It has no footways and no street lighting. The road winds downhill towards the village. The characteristics of the road mean that traffic speeds are low. The existing vehicle access has restricted visibility for drivers due to the adjacent boundary walls and hedges see photograph 7. A Transport Technical Note is submitted with the application. The existing visibility splays are 2 metres by 3 metres and 4 metres west and east respectively. The proposed access can achieve 2 metres by 7 metres to the west and by 9 metres to the east. This together with the ability for drivers to enter and leave the site in forward gear demonstrates that proposed access is an improvement on the existing access.



7. Existing vehicle access onto Moor Lane. Visibility impeded by boundary walls and hedges.

- 7.18 Concern was raised by the Highway Authority at the pre-application stage that the development might compromise the use of the passing bay opposite Bonnie House. The Transport Note demonstrates that the passing bay is not compromised by the development and a swept path analysis is provided to show a car safely passing a car waiting in the passing place. The development will not impact on the safe operation of Moor Lane
- 7.19 The proposed dwelling provides ample off-street parking and turning for vehicles. Visibility for drivers at the new entrance is better than the existing site access. As the proposed development does not create any additional highway safety issues it fully complies with policy DMG1 and DMG3

8 CONCLUSION

- 8.1 The proposed development will secure the replacement of an existing dwelling and garaging of little architectural merit with a high quality, well-designed house which will contribute positively to the visual quality of the site and the surrounding landscape.
- 8.2 We have demonstrated that the principle of the development is wholly compliant with the provisions of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy with regard to a replacement dwelling on the site, the impact on the visual qualities of the area, impact on residential amenity, ecology and trees.
- 8.3 The relocation of the vehicle entrance further down Moor Lane nearer to the village will improve visibility for drivers and thereby improve highway safety.
- 8.4 No environmental or technical matters have been identified which would weigh against the development. In the light of all the issues detailed within the Statement, the presumption in favour of sustainable development should be applied and the application supported.