



Wrea Lodge, The Green, Wrea Green, Preston, PR4 2WQ

Planning Application for Front and Side Boundary Wall (Retrospective) (Resubmission of Application no. 20/0099)

PLANNING STATEMENT

April 2021



PWA Planning is a trading name of Paul Walton Associates Ltd.
Registered in England and Wales no. 8605706. Registered Address:
316 Blackpool Road, Fulwood, Preston PR2 3AE

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk

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Primary Author:	Joe Davis	Initialled:	JD
Contributor:		Initialled:	
Reviewer:	Daniel Hughes	Initialled:	DH

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mrs Linda Rigby ('the Applicant') to progress a retrospective planning application for a front and side elevation boundary wall ('the development') at Wrea Lodge, the Green, Wrea Green, Preston PR4 2WQ ('the application site'). The planning application is made to Fylde Borough Council ('the Council') and relates to the red edge application site boundary defined on the Site Location Plan (drawing ref. EAD_060_001).

- 1.2. The application represents the resubmission of application 20/0099 which was refused on 4th August 2020. The application was refused for two reasons. In short, the first reason related to the development resulting in harm to the street scene given its height, materials and appearance, which were deemed to conflict with the character of the immediate area. The second reason for refusal related to the enclosing impact of the wall and its solid design failing to conserve the character of the Conservation Area. The applicant in this resubmission has amended the properties boundary wall to address the reasons for refusal through extending and altering the design of the metal railings to the front of the property to create a more open frontage. The amendments follow extensive discussions with the LPA to come to a solution which overcomes the refusal and provide a scheme which is more closely related to that originally approved under application 14/0175.

- 1.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.

1.4. This statement should be read in conjunction with the submitted application package, which includes the following documents:

- 1 App Form, certificates and notices;
- Heritage Statement;
- Drawn information:
 - Location Plan (EAD_060_001);
 - Existing and Proposed Site Plan (EAD_060_002_S1);
 - Existing and Proposed Elevations (EAD_060_003_S1)

/2 SITE DESCRIPTION

- 2.1. The application site, which is approximately 0.1ha, is located on The Green, Wrea Green. The site is bound by residential development to the east and to the north, while The Brooklands runs adjacent to the site's western boundary, beyond which lies residential development. To the south of the site is the B5259 ('Dubside') which fronts 'the Village Green' open space, containing a park, garden and cricket facilities.

- 2.2. The site is located within the centre of the village and within the Wrea Green Conservation Area denoted as Policy ENV5 in the Fylde Local plan. The site is not located within a SSSI and the site is located wholly within Flood Zone 1, where there is the lowest risk of all types of flooding. Two Tree Protection Orders are present on the site, covered by TPO/89/0009 and TPO/90/0009, which were enlisted 14th February 1990 and 10th August 1990 respectively; however, both of these are unaffected by the development.

- 2.3. A Location Plan showing the site within its immediate setting is submitted with this planning application (drawing reference: EAD_060_001). The site within its context can also be seen in Figure 1 below.



Figure 1: Aerial image showing site location (not to scale) (Source: Google Maps)

/3 PLANNING HISTORY

- 3.1. The site has been subject to a planning history search on Fylde Borough Council's website.
- 3.2. This application seeks to regularise the boundary walls built during the construction of the development approved via planning application ref. 14/0175.
- 3.3. As previously noted, the application represents a resubmission of application 20/0099 which was refused on 4th August 2020. Two reasons for refusal were detailed on the Decision Notice as noted below:

'1. The application relates to the erection of a brick wall that extends for almost the entire length of the Dubside and The Brooklands frontages of the property, and is constructed at a height of between 1.4m and 1.9m along those frontages. This boundary has been constructed in brick to an almost entirely solid design so that significantly obscures views of the property and its landscaped gardens behind and so presents as a closed frontage to the streetscene, which is particularly harmful in the frontage to The Green where the prominent siting of the property allows it to be seen in a wide range of views. The wall results in a significant level of harm to the street scene by reason of its height, materials, utilitarian appearance and its enclosing nature. The wall is also in conflict with the prevailing character of the area immediate area and other properties located around The Green which feature low boundary walls and landscaped frontage so having highly visible front and side gardens maintaining a sense of spaciousness and openness to the area. There are no mitigating circumstances presented in the application to justify the harm the development causes to the character and appearance of the area and the detrimental impact of the fence is such that it is contrary to criteria a) and h) of Policy GD7 of the Fylde Local Plan to 2032 and the requirements of the National Planning Policy Framework.

2. The application property is located within the Wrea Green Conservation Area which is centred on the village green and includes the properties that surround the Green in recognition of their importance in the organic development of this rural village. The

height, materials, utilitarian appearance and enclosing nature of the wall will lead to a less than substantial harm to the overall conservation area, but there are no mitigating factors for this harm and so its construction is in conflict with the guidance in para 196 and 193 of the NPPF. Furthermore the enclosing impact of the wall due to its height and solid design fail to conserve or enhance the character of the Conservation Area which is established by the generally open frontages around The Green that allow the gardens and properties that face The Green to contribute positively to its character and appearance and setting. As such the development is contrary to the requirements of criteria a), b) and f) of that element of Policy ENV5 relating to Conservation Areas of the Fylde Local Plan to 2032.'

3.4. In response to the above reasons for refusal, the proposed development has been amended to overcome the concerns raised over the developments impact on the street scene and Conservation Area following discussions with the LPA. The railings have been extended along the Dubside frontage to create an open frontage in keeping with the character of the local area and Conservation Area. This amendment ensures the frontage is more inline with the previously approved scheme (ref. 14/0175) whilst ensuring some level of privacy is maintained for the properties garden.

3.5. The following applications are also considered relevant to the development:

- **13/0437** - *Proposed extension and alteration of front elevation to form integral garage with balcony over accessed from new driveway to the green. Proposed erection of new and extended boundary wall to the Brooklands associated with removal of existing parking area, and to the green. Refused 7th October 2013.*
- **14/0175** - *Resubmission of application 13/0437 for proposed extension and alteration of front elevation to form integral garage with balcony over accessed from new driveway to the green. Proposed erection of new and extended boundary wall to the Brooklands and the green. Approved 14th April 2014.*

- **17/0132** - *Application to discharge details of conditions associated with planning permission 14/0175 - condition 2 (materials), condition 4 (landscaping) and condition 5 (tree protection). Approved 5th April 2018.*

/4 PROPOSED DEVELOPMENT

- 4.1. Retrospective planning consent is sought for the erection of a new boundary wall around the site. The boundary wall largely follows the design and materials outlined in the original planning application (ref. 14/0175). However, as illustrated in the elevation drawing (EAD_060_003_S1) the boundary wall has been constructed with alterations to the location and design of the wall and gates.
- 4.2. The design of the boundary wall has been amended from the previously refused application (ref. 20/0099), with additional railings added to the Dubside elevation of the site to create an active and more open frontage. This amendment has been made after extensive discussions with the LPA, with a scheme now presented which is deemed acceptable to both parties.
- 4.3. Over the previously approved scheme, the design to the Dubside elevation has been altered to utilise less painted metal railings in favour of more brickwork with recessed panels. The metal gate on the Dubside elevation has been altered stylistically, though is sought to maintain good design with the scheme as a whole.
- 4.4. Alterations have also been made to the Brookside elevation through the relocation and restyling of the gate. This gate is in keeping with the style of the gate on the Dubside elevation and maintains the design of the development as a whole (seen in drawing EAD_060_003_S1).
- 4.5. For the sake of ease, the completed works which differ from what was approved under application reference 14/0175, are as follows:

Brooklands Elevation:

- Stained timber gate erected, instead of a fully ledged and braced timber gate.

Dubside Elevation:

- Low-level brick wall with painted metal railings, instead of painted metal railings between brickwork;
- Larger gate installed.

/5 PLANNING POLICY CONTEXT

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*
- 5.2. The Development Plan for the application site comprises of the Fylde Council Local Plan (2018). The Fylde Local Plan was adopted in October 2018, and one of its key aims is to foster growth and investment across the borough. Material considerations include any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2019).

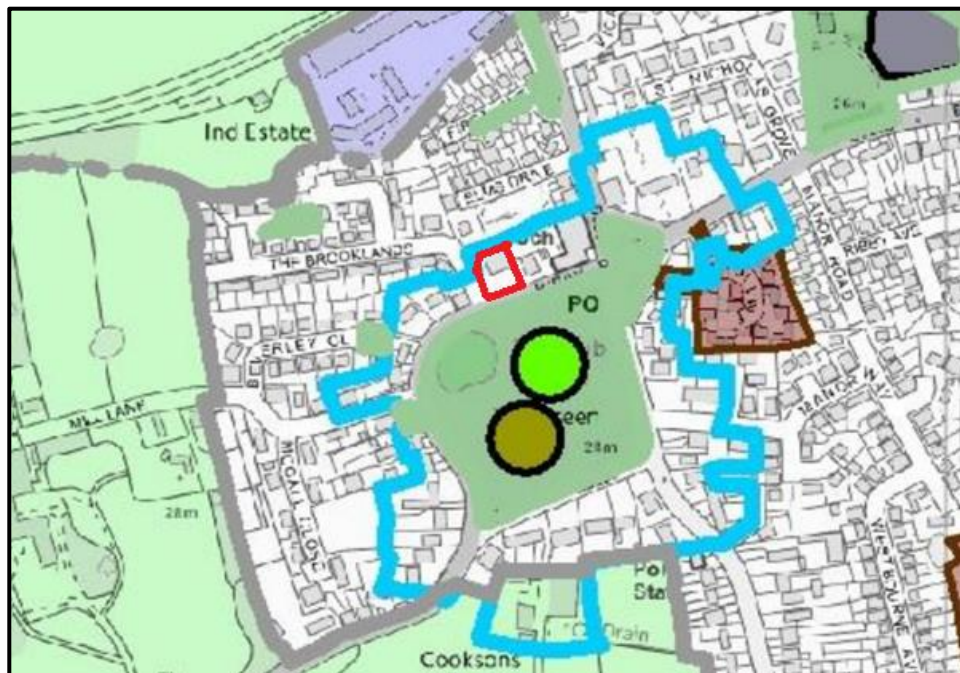


Figure 2: Extract from the Fylde Local Plan Adopted Policy Map

Fylde Local Plan (adopted 2018)

- 5.3. Relevant policies of the Fylde Local Plan include:

- **NP1 - Presumption in Favour of Sustainable Development:** states that when considering development proposals, the Council will take a positive approach reflecting a presumption in favour of sustainable development, similar to the NPPF.
- **S1 – The Proposed Settlement Hierarchy:** this policy establishes where development should occur, with Wrea Green listed as a Tier 1 Larger Rural Settlement, whereby small-scale services and local employment opportunities are welcomed.
- **DLF1 – Development Locations for Fylde:** establishes that the Council is required to provide a minimum of 8,715 homes until the planning period which ends in 2032. Tier 1 Larger Rural Settlements are earmarked as 'non-strategic locations for development'.
- **GD7 – Achieving Good Design in Development:** demonstrates that all new development is required to present a high standard of design, taking account of the surrounding character and appearance.
- **ENV5 – Historic Environment:** evidences that proposals affecting conservation areas *'should conserve or enhance those elements that make a positive contribution to their special character and appearance and setting'*, unless the harm of the proposed development is outweighed by the public benefits of the proposals. The policy states that proposals within conservation areas should:
 - a) *Be appropriate to their context including setting, scale, density and physical characteristics;*
 - b) *Preserve or enhance features making a positive contribution. In particular, design, massing and height of any building should closely relate to adjacent buildings and should not have an unacceptable impact on townscape and landscape;*

- c) Not have an unacceptable impact on historic street patterns or roofscape;*
- d) Not result in the loss of open space (the Green Infrastructure network);*
- e) Retain individual features of interest, e.g. doorways, cobbles, trees, hedges, railings and garden walls;*
- f) Reinforce distinctiveness of the area, reflecting the local pallet of materials and local building styles.*

Planning Policy Documents that Comprise 'Material Considerations'

National Planning Policy Framework (NPPF) 2019

- 5.4. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.5. The NPPF sets out Government planning policies for England and how these are expected to be applied. **Paragraph 11** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.

5.6. Sustainable development is broadly defined in **Paragraph 8** of the Framework as having three overarching objectives:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.7. **Paragraph 124**, in relation to design, states that good design is a key aspect of sustainable development.

5.8. **Paragraph 200**, states that LPA’s should encourage new developments within Conservation Areas which enhance them, while **Paragraph 201** states that not all elements within a Conservation Area make positive contributions.

/6 PLANNING ASSESSMENT

Principle of Development

- 6.1 Pertinent to establishing the principle of development at the site is the scheme's compliance with the Fylde Local Plan policies. Policy S1 the Proposed Settlement Hierarchy and Policy DLF1 Development Locations for Fylde set out what type of development should occur and where it should occur, while Policy GD7 Achieving Good Design in Development and Policy ENV5 Historic Environment focus on what development needs to include.
- 6.2 Policy S1 establishes that the site, which lies within Wrea Green village, is a Tier 1 Larger Rural Settlement. In Tier one settlements small-scale services and local employment opportunities are welcomed, with said areas defined as sustainable communities. Policy DLF1 builds upon this stating that these locations are non-strategic locations for development, with large-scale development not proposed within said villages.
- 6.3 The development is clearly of a small-scale, which has a limited impact upon its surrounds and only marginally differs from what was consented under planning application reference 14/0175, with the scheme being amended further to take account of the reasons for refusal under application reference 20/0099. Henceforth, it can be put forward that the development is in line with both Policy 1 and Policy DLF1, given that it is a small-scale development within an area which is suited to exactly that.

Design

- 6.4 Policy GD7 focuses upon the design of new developments, stating that they must be completed to a high standard of design, while they must also take into account the character and appearance of the local area.
- 6.5 The development has evidently been completed to a high standard design, with attractive and durable materials used to compose the new boundary wall and gate. It is also noted that the materials, although slightly different to those approved under planning

application reference 14/0175, do fit within their surrounding context. The walls are composed of brickwork with a recess, as per the extant permission and the previous wall on The Brooklands. The Dubside elevation continues to include black railings and a brick wall. Whilst the extent of brick wall is longer than approved via the extant permission, the railings in this resubmission have been extended to create a more open frontage than the previously refused application. The extent of the railings ensures an attractive open frontage is created whilst the remaining wall ensures privacy for the garden area is maintained. The impact of the frontage is therefore not considered to be materially different and is acceptable in planning terms.

- 6.6 The new application has been submitted alongside a full suite of architectural plans which set out the layout, scale and appearance of the scheme. The plans demonstrate that the Applicant has created a high-quality and attractive development which respects its surrounds, while the alterations as a whole do not detract from the character of the local area any more than the previously submitted plans.
- 6.7 In light of the above, the design is within the spirit of Local Plan Policy GD7 of the Fylde Local Plan as well as Section 12 of the NPPF, due to the fact that the materials present a high-quality design which respects and enhances its surrounds. The extension of the railed frontage made from the previous application along Dubside ensures an open frontage is created whilst maintaining the privacy of the properties garden area. Therefore, although there have been minor changes to the approved materials made under planning application reference 14/0175, the materials and design are still in compliance with Policy GD7.

Heritage

- 6.8 National policy related to Conservation Areas is set out within Section 16 of the NPPF, with specifics to proposals affecting Conservation Areas detailed within Paragraph 200, which states '*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.*' While Paragraph 201

adds that it must be acknowledged that not all elements of a Conservation Area positively contribute to it.

6.9 Policy ENV5 of the Fylde Local Plan states that developments should '*conserve, protect and where appropriate, enhance the character, appearance, significance and historic value of Fylde's designated and undesignated heritage assets*'; with this policy extending to Conservation Areas.

6.10 As aforementioned, the site lies within the Wrea Green Conservation Area, whereby development proposals are expected to be appropriate of their surrounds, reinforcing the distinctiveness of the area, implementing similar materials and building styles. A Heritage Assessment was undertaken for the previous application (ref. 20/0099) which is deemed to still be of relevance to this submission, confirming the Conservation Area is of medium significance. The impact assessment undertaken found the boundary wall causes no harm to the significance of the Conservation Area, with the materials used being in keeping with other local buildings and boundary treatments within the Conservation Area. The longer section of railings proposed in this application is considered to limit any perceived heritage impacts further, creating a more open frontage in keeping with the local context. Taking the above factors into account, the proposals are deemed to make a positive contribution to the Conservation Area, complementing the adjacent properties and boundary treatments.

Impact on Residential Amenity

6.11 The development has had no impact upon surrounding residential amenity, given that there have only been minor changes to the consented application at the same site.

Sustainable Development

6.12 Considering the Framework as a whole, it is important to note that Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it states that: "*Achieving sustainable development means that the planning system has three overarching objectives which are*

interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)“.

- 6.13 In terms of economic benefits, the development during its construction phase positively contributed to the local economy directly through the employment of local companies to facilitate the associated works to the existing property; including local designers and local contractors involved in the physical build and the local supply chain through the provision of materials.
- 6.14 The social aspect of sustainability is met as the development has created a high-quality and attractive environment within Wrea Green, which is in keeping with the surrounding context. The development has provided an overall betterment of the site and the locality as a whole.
- 6.15 Turning to the environmental aspect of sustainability, the development is an overall betterment, which works with the local character of the area and improves the environment.

Ecology

- 6.16 The site itself and land adjacent to the site is not characterised by any features of ecological value/importance. The development has not compromised any sensitive ecological features and is therefore not deemed to have any negative ecological impacts.

Highways

- 6.17 The proposal utilises the approved access arrangements granted by planning application ref. 14/0175.

Flood Risk and Drainage

- 6.18 The site sits within Flood Zone 1 whereby the risk of flooding is at its lowest and the development has not and will not increase the risk of flooding elsewhere. The drainage

system is to remain as existing. Therefore, the development has no impact upon Flood Risk, which is consistent with both local and national level planning policies.

The Planning Balance

- 6.19 Overall, it is considered that the development is consistent with both the Development Plan and NPPF. The development is high-quality and is composed of durable and attractive materials which fit into their surrounds and Conservation Area context, despite the deviation from the consented wall under planning application ref. 14/0175. The extension of the railed area of the boundary treatment will create a more open and attractive boundary over the previous application (ref. 20/0099), further enhancing the character of the area.

/7 CONCLUSIONS

- 7.1. PWA Planning is retained by Mrs Linda Rigby to progress a retrospective planning application for a new boundary wall at Wrea Lodge, the Green, Wrea Green, Preston PR4 2WQ.
- 7.2. The statement has demonstrated how the proposed boundary treatment is of a high quality, utilising appropriate materials and design for the local area. Whilst the boundary treatments proposed differ from those approved under application ref. 14/0175, the additional railings proposed here ensures a more open frontage is created which respects the character of the area. The supporting heritage statement also confirms the boundary treatment has no harm on the significance of the Conservation Area.
- 7.3. For the reasons identified within this statement, it is considered that detailed planning permission for the retrospective development should be granted.



www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk