



SUPPORTING STATEMENT (Incorporating the Design & Access Statement)

th April 2021

Outline application for development of 1 no. dwelling house
on land adjoining 7 Beaumaris Close, Haslingden, BB4 6TJ



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on behalf of Mrs M. Greenwood



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1. INTRODUCTION

- 1.1. This planning statement has been prepared in support of an application for the development of one dwelling house on land at Beaumaris Close Haslingden. The property currently forms part of garden land to the north west side of 7 Beaumaris Close.
- 1.2. The application seeks consent for the development of the land for residential purposes including site layout and access. The appearance and landscaping of the individual property will follow as part of an application for approval of reserved matters.
- 1.3. The statement describes the objectives, development and access of the proposed scheme and considers both the national and local policy context against which the application should be judged. The application is for outline planning consent.

2. THE APPLICATION SITE

- 2.1. The application site is located towards the end of a cul-de-sac to the south of Haslingden town centre. It is adjacent to a southbound slip road of the A65 and to the west of the Haslingden Tesco superstore. A pedestrian footbridge adjoins the site which crosses the A65 and the access path to this runs around one side of the site. It links the north and south parts of the town.
- 2.2. Site and location plans submitted show the extent of the site including its access, edged red and other land owned by the applicant edged blue. Additional photographs are included at Appendix 1.
- 2.3. The site comprises garden land to one side of 7 Beaumaris Close (the west side) although the existing bungalow has the benefit of further large garden areas to the south east and south west of the property.
- 2.4. Number 7 Beaumaris Close is currently a bungalow. The surrounding six residential properties around the cul de sac are two storey dwelling houses.



- 2.5. The existing properties are detached brick built under tiled roofs. The properties in the area also have predominantly mahogany effect upvc windows and doors. Timber and render detailing is also a feature of the local area.



View of the site (note conifers and planting to rear above) and access to site below with mature trees along boundary



The site with the existing bungalow to the left and public footpath leading to the footbridge on the right



3. RELEVANT PLANNING HISTORY

- 3.1. There have been no previous planning applications for 7 Beaumaris Close or for the associated land.
- 3.2. A variety of applications have previously been permitted in the Close as follows:
- Ref. No: 2021/0087 - 1 Beaumaris Close Haslingden Rossendale BB4 6TJ - Householder: Removal of existing conservatory and erection of single storey rear and side extension with attached garage
 - Ref. No: 2008/0620 - 2 Beaumaris Close, Haslingden, Lancashire, BB4 6TJ - Two storey side extension
 - Ref. No: 2008/0228 - 2 Beaumaris Close, Haslingden, Lancashire, BB4 6TJ - Two storey side extension
 - Ref. No: X/1993/600 - 5 Beaumaris Close Haslingden Rossendale - Conversion of garage to living accommodation



View of site from rear towards entrance

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4. PLANNING POLICY CONTEXT

4.1. The Application Site is located within an existing developed area as shown on the UDP proposals map. The following national, regional and local policies require consideration:

4.1.1. National Planning Policy Framework (NPPF) February 2019.

4.1.2. The Rossendale Core Strategy Development Plan Document was adopted on 8 November 2011 and sets out policies on development and land use. It is somewhat dated in comparison with the NPPF but is still the local policy against which all applications should be assessed.

4.1.3. The emerging Rossendale Local Plan 2019-2034 was submitted to the Secretary of State for Housing, Communities and Local Government for examination on 25 March 2019. Tranche 2 consultation has been completed and the results of that consultation will be published following the local elections in May 2021 in advance of adoption. In the meantime, the Core Strategy remains the current policy document.

4.2. NPPF

4.2.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Also, it states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).

4.2.2. The NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.2.3. Strategic policy-making authorities are required to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. It is further recognised that small and medium sized sites can make an important contribution to meeting the housing requirement of an area (para. 68).

4.2.4. The NPPF also suggests that great weight should be afforded to the benefits of using suitable sites within existing settlements for homes.



- 4.2.5. Paragraph 11 of the NPPF “Making effective use of land” states as follows:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.(Para.117)

- 4.2.6. The proposal meets this requirement in bringing forward a small area of garden land forward for residential development. The project also complies with para. 118 which requires local authorities to promote the development of under-utilised brownfield land and buildings in an area where land supply is constrained. The proposal is a more effective use of a surplus and under-used piece of land.
- 4.2.7. The proposal follows guidance in paragraph 122 by promoting development that makes efficient use of land including different types of housing whilst maintaining the area’s prevailing character and setting and promoting regeneration and change.

4.3. **Rossendale Core Strategy 2011-2026**

- 4.3.1. The principle of development in an existing urban area is supported under the current local planning policy. In the area vision policy for Haslingden AVP 6: Strategy for Haslingden and Rising Bridge it provides that residential development will primarily be focussed on previously developed land in the area. There is also a target that 95% of all new housing units, excluding Major Developed Sites in the Green Belt, should be built within the urban boundary with Policy 1: General Development Locations and Principles stating that development within Rossendale should take place within the defined urban boundary (Local Plan Saved Policy DS1). The proposal complies with that.
- 4.3.2. In terms of the overall development approach further expounded upon within Policy 1, it states that the Council will in considering individual planning applications seek to make best use of under-used, vacant and derelict land and buildings. The addition of a single house will increase the housing stock marginally whilst using an area which is of no significant value either as amenity land for the owner or for the wider community. Indeed, in Paragraph 167 of the Local plan it is noted that there is a considerable



amount of vacant and under-used land and buildings in virtually all settlements including Haslingden.

Re-use of this resource will help improve the quality of the local environment as well as help to reduce the pressure to build on greenfield, peripheral locations.

- 4.3.3. Housing Policy - Policy 2: Meeting Rossendale's Housing Requirement is also relevant in the context of the application. Although the site in question has not previously been developed as such, it is part of a developed area and will provide for a marginally increased development density without undermining the character of the existing residential area. It will provide a single additional house on surplus land in a sustainable location without over-intensifying building.
- 4.3.4. Policy 3 provides that significant numbers of additional houses will be built in certain towns with Haslingden specified as one such town.
- 4.3.5. The development of a house will also need to comply with Policy 23: Promoting High Quality Design and Spaces and will not compromise the scale, density, layout, materials and access of Beaumaris Close.
- 4.3.6. Promoting sustainable development is a key focus of the Core Strategy (Para. 173). The location of the site in a highly sustainable location is also in accordance with the plan. It is within 400 metres of bus stops on primary bus corridors and as such the plan provides that such sites will be particularly favoured.
- 4.3.7. Policy 24 of the Core Strategy DPD requires new development to be compatible with its surroundings to ensure that the visual amenity of existing development is not impaired: new development should most importantly be of an appropriate scale, density and style. The style element will form part of an approval of reserved matters application in due course but there is no reason why this cannot be achieved.

5. THE PROPOSED DEVELOPMENT & DESIGN

- 5.1. The application is for outline consent only with all matters reserved. It is proposed that a single residential house will be built on the surplus land of a similar style to the other properties in the cul de sac.



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- 5.2. The materials are not provided for in this outline application although it is envisaged that they will reflect those of the adjoining dwellings.
 - 5.3. The development site is a small infill site that will readily accommodate a single new house. Given its location and the surrounding features, it is self-contained and can be viewed on its own.
 - 5.4. The site is currently bounded on the south west side by a bank of mature conifers which screen the A56 and the footbridge. Over the years this has become overgrown. Such conifers are of no significant quality and require pruning or removal. There are two deciduous trees adjacent to the footpath on the west side of the site. These are on the edge of the site and with appropriate protection, it may be possible to conserve these. Otherwise the shrubbery and hedges are of limited value and the main part of the land is laid to lawn.
 - 5.5. There is a hedge to the front of the site which would be removed to form the access onto the site adjacent to the drive of Number 7.
 - 5.6. In terms of scale, density and layout the site is of a size and shape that will readily accommodate a single house. It will be possible to achieve a good balance between efficient use of land and providing a good level of space and amenity for the residents of the new property.
 - 5.7. Sufficient garden and amenity space will remain for the residents of Number 7 as there is a good sized garden both to the south east and south west sides of the property.
 - 5.8. A single detached house will be in keeping with the area. Design details are not included but the site will accommodate a house that can match the existing properties with a contemporary feel with design details that add interest.



Neighbouring properties in Beaumaris Close

6. ACCESS

- 6.1. The property is well placed in relation to the main public transport corridors. There are bus stops on Manchester Road and Helmshore Road within 400 metres of the site for services including the 40 and X41 serving both the local area and providing services into Manchester.
- 6.2. Beaumaris Road is well located for the shops and service in the town as well as schools including Haslingden High School. The footbridge over the A66 adjacent to the site makes facilities such as Haslingden Leisure Centre to the south and west of the property very accessible. It is therefore located in a highly sustainable and accessible location.
- 6.3. It is anticipated that provision for both cycles and cars will be possible in accordance with standards laid out in the Local plan.

7. CONCLUSION

- 7.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,



'the determination must be made in accordance with the plans unless material considerations dictate otherwise'.

- 7.2. The proposed development does comply with relevant development plan policies as well as the NPPF and is a form of sustainable development. There being no material considerations which would dictate otherwise, we conclude that planning permission should be granted.

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APPENDIX 1



Views across Beaumaris Close from the site



Path to footbridge and neighbouring property



View from rear and towards the bungalow

