

Planning/ Design & Access Statement

Proposal: Application for a New House

Location: Land Adjacent to Upper Lingah Barn, Baxter Wood, Glusburn, BD20 8BD

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INTRODUCTION

The proposal is for the construction of a detached house and integral garage.

USE

The site forms part of the hardstanding adjacent to Upper Lingah Barn. The proposed use will be a domestic dwelling and private garage.

AMOUNT/ SCALE

The proposal is to construct a single dwelling of a scale which does not challenge the dominance of the neighbouring houses and farm buildings.

LAYOUT/ CONTEXT

The house is located within a group of domestic buildings and a converted farm buildings which are now predominantly housing. The immediate context is that of a built-up area separated from the open countryside by engineered topography and a high dry-stone wall boundary. The topography of the site relates to the farm buildings and houses and has clearly been historically regraded as part of the complex. The surrounding site is flat whereas the immediate neighbouring fields are on a gradient. This shows clear separation from the agricultural land adjacent. The host barn conversion enjoys a large domestic curtilage which further separates the site from the wider open countryside.

APPEARANCE

The site is of low environmental/ amenity value and the residential redevelopment of this site is preferable to new development on a green field site.

Glusburn is not a character area and the site is not within a conservation area.

The proposed house would be constructed from natural stone with timber cladding details under a zinc standing seam roof. The proposed windows and doors would be of powder-coated aluminium.

Boundary treatments would comprise of stone boundary walls and timber fencing to match the existing.

LANDSCAPING

Please see drawing 003 for biodiversity and landscaping proposals.

ACCESS AND SUSTAINABILITY

The proposal would utilise the existing access/exit to Upper Lingah Barn and would retain the existing parking spaces for residents and visitors.

The site is previously developed land as and located within the existing built up area with pedestrian and vehicle connections to local facilities and services and is therefore considered a sustainable location.

PLANNING POLICY

Policy SP1 – Meeting Housing Need; SP3 - Housing Mix and Density and SP4– Spatial Strategy and Housing Growth

The Craven Local Plan Strategic Housing Market Assessment (SHMA) concludes the housing need for the Craven Local Plan area is 206 dwellings per annum.

Policy SP3 states that “The mix and density of new housing developments will ensure land is used in an effective and efficient manner to address local housing needs”. The policy requires new developments to be at a density of approximately 32 dwellings per hectare. However, it is stated within policy SP3 that the local planning authority will be flexible in this requirement in order to achieve other local plan objectives. At paragraph 4.33 of the policy guidance it is stated:

“Schemes with lower or higher densities or mix proportions may be acceptable and justified where it is demonstrated that the proposals meet local plan objectives or deliver sustainable forms of development.”

The application site is within the settlement of Glusburn and Cross Hills, a Tier 3 Settlement as defined by the Craven Local Plan. Settlements are allocated specific targets for each in order to ensure a sustainable patterns of development throughout the district. Policy SP4 states that one of the ways this will be achieved is by:

D: Directing limited growth towards Tier 3 settlements (Villages with Basic Services) to sustain their vitality and function;

A dwelling on this non-allocated site will contribute to maintaining the vitality and function of the village in accordance with local plan objectives.

Policy SP4 (H) supports proposals for additional housing growth on non-allocated land for housing within the main built up area of Tier 3 settlements provided they accord with all other relevant local plan and neighbourhood plan policies.

The application site is located within the main built up area of Glusburn and Cross Hills.

The proposed site is situated on previously developed land, and there are residential and farm buildings to the north west, north east, and south. It is therefore considered that given the site location within the main built up area of a Tier 3 settlement, this proposal on non-allocated land will be supported provided that it is in accordance with other local plan policies.

CONCLUSION

The site is within the main built-up area as it is part of closely grouped and visually well related buildings.

The site is not in open countryside.

The site is at the edge of the main built-up area of Cross-Hills/ Glusburn, which is a tier 3 settlement.

It is not part of a ribbon development or a dispersed group of buildings detached from the main built-up area.

It is neither a garden nor a paddock and, because of the difference in topography and clear engineering works to reduce the site level, relates more to the built-up area than to the surrounding countryside.

The site is not undeveloped as is a hardstanding/ parking area with sheds etc.

It is recognised that the garden area to the north of the hardstanding relates more to the countryside than the built-up area but the hardstanding area relates more to development than countryside because:

1. The site has been excavated level from a sloping field and is clearly separated by a high wall.
2. The site is developed by virtue of the macadam surface and the out-building/ shed and is connected to the use of the house.
3. The site is bounded on 2 sides by other buildings and on the third side by a high wall. The north boundary is against a domestic garden. The garden then relates to open-countryside.

The site therefore accords with Policy SP4/H.

The proposed dwelling is within the built-up area, relates well to the adjacent buildings and is on previously developed land. The access is established. The proposal accords with CDC planning policies SP1, 3 and 4 and therefore, it is respectfully requested that the application be supported.