

Planning Statement

**In Support of an Outline Planning Application
for**

The erection of one residential dwelling.

**at
Lavender Cottage
Garstang Road
St Michaels
Preston
PR3 0TD**

**Lesley Newton
11th September 2023**

The Site

The application site is situated on Garstang Road within the settlement boundary of St Michaels.

The Proposal

The applicant seeks outline permission for the demolition of an existing cattery and the erection of one residential dwelling.

The application is a re-submission of application 23/00101/OUT which was refused on 28th July 2023. The application was refused due to the submitted sequential test not suitably demonstrating that there are no reasonably available sites that could accommodate the proposal that have a lower probability of flooding.

This re-submission includes an updated Flood Risk Sequential Test which takes into account the comments of the planning offer within section 8.5 of the delegated report.

Relevant Planning History

05/00557/FUL | The erection of 15 cattery units for the housing of up to 30 cats | Lavender Cottage Garstang Road St. Michaels PR3 0TD – application permitted.

13/00310/FUL | Extension to existing cattery | Lavender Cottage Garstang Road St Michaels-On-Wyre Lancashire PR3 0TD – application permitted.

23/00101/OUT | Outline application for one detached dwelling with all matters reserved | Lavender Cottage Garstang Road St Michaels Preston Lancashire PR3 0TD – application refused.

Policy

The proposal seeks outline planning permission for the erection of 1 new dwelling on land currently occupied by the applicant in connection with a small privately owned business. The land is previously developed insofar that it includes existing structures used by the business and garden areas.

The site falls within the settlement boundary of St Michaels the Wyre Adopted Local Plan 2011 – 31. Policy SP1 (Development Strategy) of the Wyre Local Plan seeks to deliver and direct new development in line with the settlement hierarchy. St Michaels is listed as one of the Main Rural Settlements within the hierarchy where housing growth is expected within the plan period of 2011 to 2031.

The spatial approach in Wyre's Local Plan, as set out in policy SP1, is one of sustainable extensions to the towns and rural settlements in accordance with the settlement hierarchy, with settlements higher up the hierarchy, where possible, taking more new development than settlements lower down the hierarchy. New development is required to be of appropriate type and scale to the character of the settlement in the hierarchy unless specifically proposed by other policies in this Local Plan. St Michaels is defined in the Wyre Local Plan as a Main Rural Settlement, towards the bottom of the defined settlement hierarchy (4th out of 5). There are no housing allocations within or on the edge of this settlement.

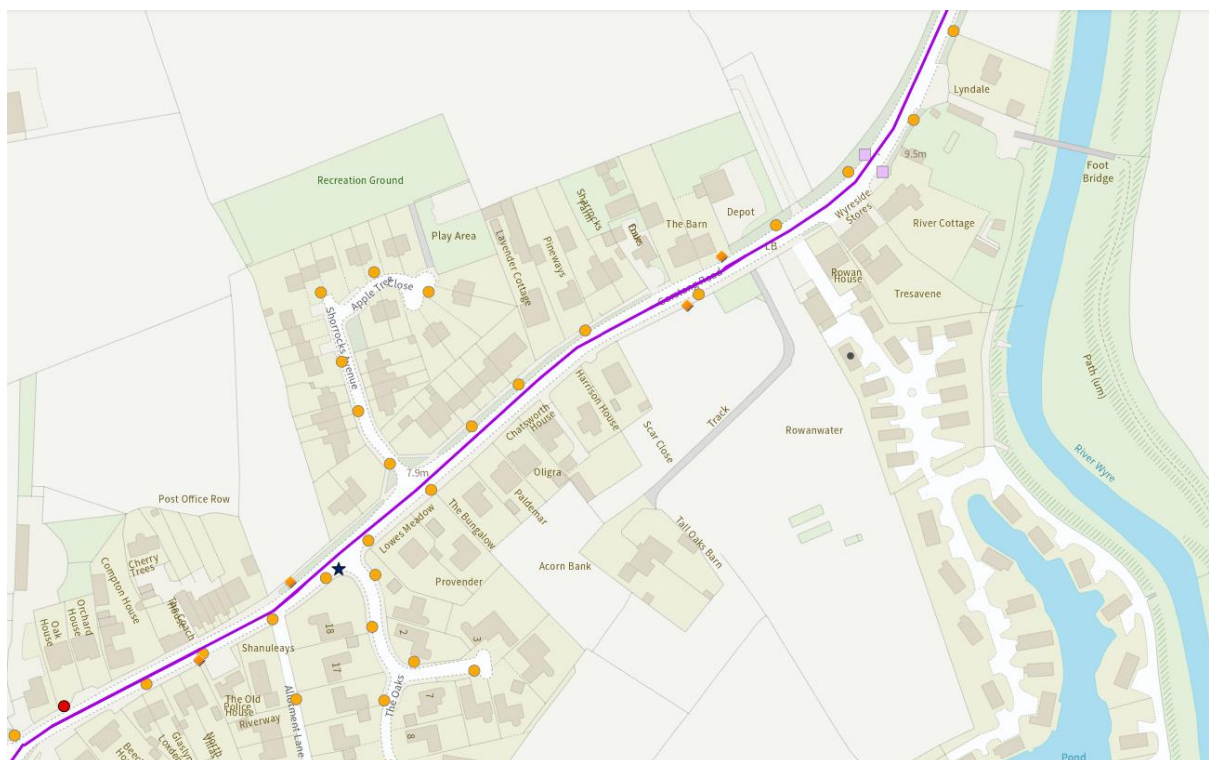
Therefore, in terms of location the proposed development would be compliant and in accordance with the development strategy set out within Policy SP1.

Sustainability

Policy SP2 of the Local Plan requires sustainable development. New development should be sustainable and contribute to the continuation or creation of sustainable communities in terms of location and accessibility.

The site is included in the main settlement boundary of St Michaels. The highway at the frontage is Garstang Road which provides the best option for public transport in this part of the borough, with surrounding footways having street lighting.

The site is conveniently located to make use of local services and facilities within the main rural settlement and is therefore considered suitable under the terms of SP2.



Extract from Mario Maps showing bus route, bus stops and street lighting.

Neighbour Amenity

The proposal is an outline application with details of the development's appearance, layout and landscaping yet to be finalised. It is intended that the existing access from Garstang Road will be utilised and extended to enable this to serve Lavender Cottage and the proposed new dwelling.

Climate Change

The site is located in Flood Zone 3, however the site benefits from the flood defences along the River Wyre.

The proposal is for outline permission and therefore details of design are not appropriate at this stage. However, it is intended that the end property will benefit from flood mitigation measures, and will be constructed in appropriate materials, to ensure that the building is weather tight and that any impact by wind, rain or sunlight is kept to a minimum and does not impact upon the thermal capacity of the building.

Conclusion

The site is within an identified sustainable settlement and the proposal is considered acceptable in terms of location and sustainability.

Under the previous application, the proposal was considered acceptable by the Planning Officer in relation to Policies SP1, SP2 and CDMP3 of the Wyre Local Plan. There has been no change to the proposal since the refusal and therefore we consider it still complies with these policies.

An updated Flood Risk Sequential Test is supplied which has been compiled in accordance with the Council's Guidance for Applicant's Flood Risk Sequential Test April 2021. We therefore consider the proposal to be fully policy compliant and respectfully request that outline permission be granted.