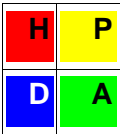


**Full application for a proposed replacement dwelling at Parkgate, Hameldon Road,  
Hapton BB11 5QW.**

**Planning Statement**

Ref:FO.100723.PS



**July 2023**

**Prepared by Hartley Planning and Development Associates Ltd**

Application is sought for the replacement of an existing detached dwelling by a new detached dwelling within the same ownership and adjoining the existing dwelling. The current property is not listed, or on the locally designated list, and is not within a Conservation Area.

It is not in Green Belt.

### **The Main Issues**

The main issues are (i) the land use principle of the replacement dwelling and (ii) the effect upon the character and appearance of the area.

#### *Land use principle*

Policy SP4 of the Burnley Local Plan 2018 (LP) defines Hapton as a main village and where the following are deemed to be acceptable:

*'Medium and small scale sites to deliver quality and choice and modern adaptable stock for existing and new residents and to deliver aspirational housing and support and enhance existing service provision'*

The development would not create an additional dwelling. It would be sited on previously developed land which is not recognised as having a high biodiversity value and would not lead to the coalescence of settlements.

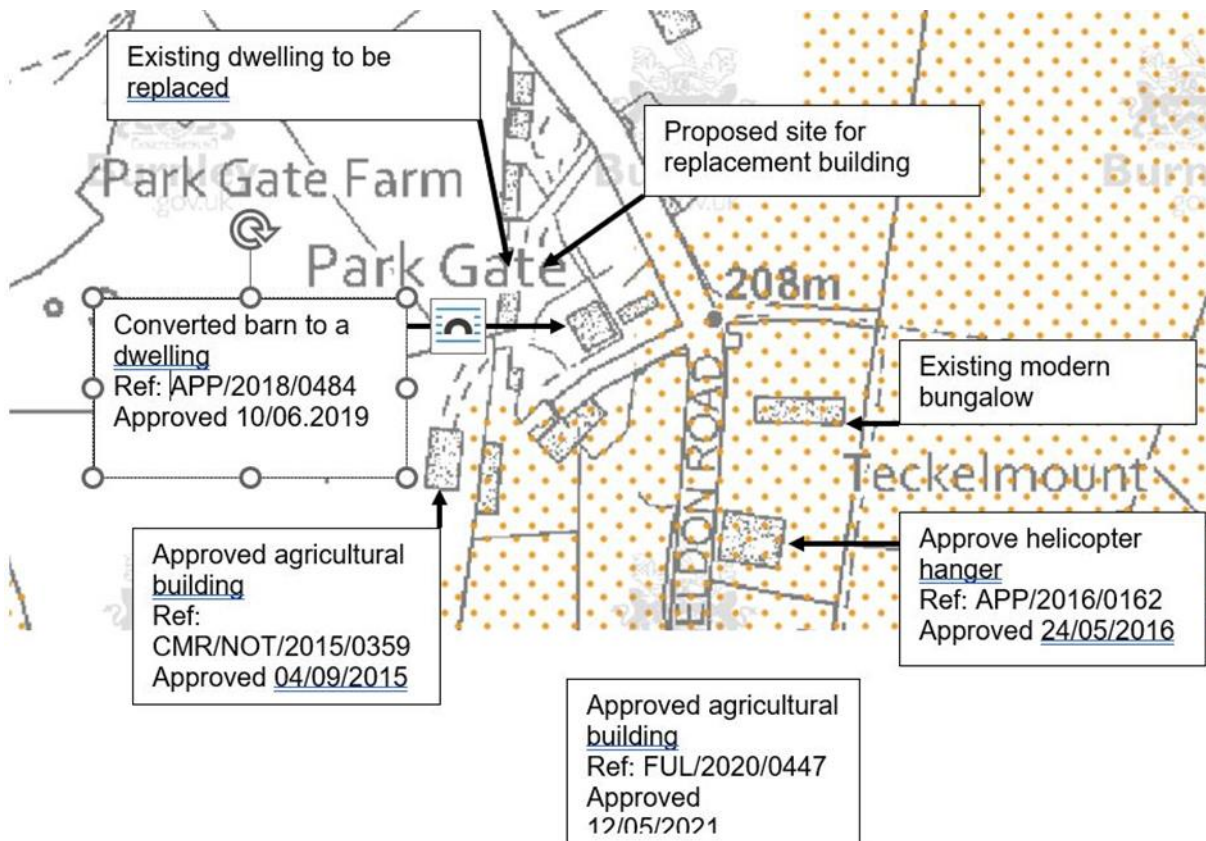
Therefore, the proposed development would confirm with LP policy SP4

#### *Character and appearance*

The existing dwelling forms part of a tight cluster of dwellings and other buildings – as would the replacement dwelling.

There have been several relatively recent planning approvals in the immediate area including agricultural buildings, a helicopter hangar and a barn conversions: -

Planning history shown on extract from LP: -



The area is characterised by natural stone buildings with double pitched roofs within modest amenity areas.

The existing dwelling has a combination of random stone walls (painted white) and render. Adjoining it, and which would also be demolished are various single storey, somewhat dilapidated storage buildings.

The proposed replacement building would be constructed with natural, coursed stone and would have a natural -stone, slab roof.

While there is no reason in principle why the proposed dwelling should be no greater in size than the dwelling it would replace (it is not in Green Belt where openness would be a factor) it is the case that the floor areas of the buildings to be demolished (3 barns and the existing house) have a ground floor area of some 212m<sup>2</sup> while that of the proposed

dwelling would be much smaller at approximately 83m<sup>2</sup>. In the main the proposed dwelling would be no taller than the buildings to be replaced.

The **proposed external materials** are as follows: -

External walls to be pitched faced natural stone with quoins: -



Roof to be natural stone slab



Window Frames - wooden casements, painted white.

By its position amongst other remaining buildings, by its design and the use of external materials, it would enhance the character and appearance of the area and would thus accord with LP policy SP5 and chapter 12 of the Framework, both of which stress the need for a high standard of design.

## **Other Matters**

### *Amenity space and curtilage*

We would want to re-site a replacement dwelling slightly, but still within the applicant's land ownership, so as to provide a more useable amenity space. The current dwelling has no space at all to the rear of the property.

In its pre-application advice, the LPA is concerned that what it considers is necessary amenity space for the adjoining barn conversion, would be taken up by the proposed replacement dwelling.

While it is true that the red edge of the above planning approval includes the current application site, that red edge is not to be regarded as the curtilage for the barn conversion. It includes within it, for example, the existing detached dwelling which is now proposed for demolition as part of the current application. Rather, the red edge is to delineate the area within which the development is to take place .

This same issue arose recently with regard to a householder application at New Way, Whitworth in Rossendale where the LPA argued that the submitted red edge on the location plan delineated the curtilage of the property . On appeal , the LPA withdrew its objection on this matter and costs were awarded against it. (Details submitted )

In fact, the amenity space for the converted barn is delineated and marked by a substantial stone wall and as such excludes the current application site: -



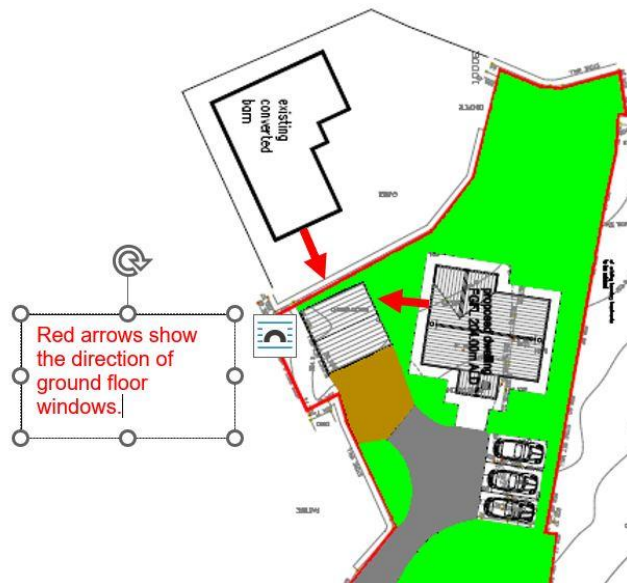
*Impact upon the privacy of occupiers of the adjoining dwelling*

The nearest dwelling would be the adjoining barn conversion, separated from the application site by a high stone wall.

The barn conversion has one window facing the proposed replacement dwelling, but it is a secondary window and at ground floor level, partially hidden by the boundary wall: -



In any event, the window of the converted barn and the windows of the proposed dwelling would not directly face each other but would be set at an extremely oblique angle and would only be at ground floor level: -



### *Contamination*

When approving the change of use and conversion of the adjoining barn to a dwelling on 10 June 2019, (Ref APP/2018/0484), and which included the current application within the red edge of the location plan, the LPA did not consider it necessary to request a contamination assessment.

Nevertheless, we would accept a condition along the following lines: -

*If during any works on site land contamination is caused, found or suspected the Local Planning Authority shall be notified immediately. Within one month of such notification taking place a risk assessment (together with a scheme including full details of any proposed remediation measures and timescales for their implementation) shall be submitted to the Local Planning Authority for its approval. The development shall thereafter be carried out in accordance with the agreed details and prior to first occupation of the dwelling a verification report (demonstrating that the approved remediation measures have been carried out in accordance with the approved details) shall be submitted to the Local Planning Authority for its approval.*

*Reason: In the interests of preventing land contamination causing harm to future occupants of the development, neighbours and ground & surface waters.*



*Coal mining*

The site is not within the high risk coal mining area as depicted by the Coal Authority: -



*Flood Risk*

The application site is with in Flood risk Zone 1: -

# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
379501/430647

Created  
10 Jul 2023 19:22

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

