Planning Statement

to support the Planning Application

for

the erection of one dwelling house

 on

Land with Stables Myerscough Hall Drive

Bilsborrow

(350742E 440250N)

Introduction

This application is a full application and seeks permission for one dwelling to be developed on a plot of land on Myerscough Hall Drive in the village of Bilsborrow. This statement should be read in conjunction with the Design Access Statement.

Application and Surrounding Area

The area is currently occupied with stables, barn, tack room/feedstore, menage and hardstanding carpark as well as an orchard and grassed paddock. To the East of the land in the neighbouring property there is a disused brick building which was previously used for stables and operated as a plant nursery business. Also to the East of the land is a dwelling named Acorn House which is currently a new build and almost complete.

Along Myerscough Hall Drive is a selection of Ribbon developments with some dwellings occupying large plots of land. There is also Sunnyside Caravan park which sites a large mix of residential homes and holiday caravans. This has recently increased in size following approval being granted for the addition of 11 static caravans (21/00498/FUL).

To the west of the land is Myerscough College and recreational land with various Football Pitches as well as a small Golf Driving range with a shelter.

To the South and South-west of the land is Myerscough’s college 9 hole golf course.

Application Proposal

The proposed application is for one 4 bedroom two story detached dwelling. The wooden barn attached to the stable block to form the L-Shape will be relocated and sited alongside the tack room and stables in front of the southwest hedgerow to form a single row.

Layout and Impact on the residential amenity

The site is heavily screened from view by mature vegetation around its boundaries and it is proposed that this would be retained. It is sandwiched between recreational ground owned by Myerscough College and a row of ribbon residential properties. The only access is along the same lane as the residential properties. As a result the site has a domestic appearance which means it relates more to the residential properties rather than the recreational land belonging to Myerscough College or the open countryside beyond.

**Landscaping** - Very little landscaping is planned and it is proposed to retain the already established trees and hedgerows.

**Impact on highway/parking** - There would be adequate parking within the site to serve the proposal and the access down Myerscough Hall Drive will be acceptable for one dwelling.

**Flood Risk** – The site lies in Flood Zone 1 and 2, A Flood Risk Assessment and Sequential test has been submitted in support of this application.

**Ecological and Trees Surveys** have been completed which do not identify any issues. The recommendations are accepted.

**Access** – there is no amendment to the original access

Planning Policy

SP1 seeks to direct new developments to within existing settlements and limits new development in the countryside. Policy SP4 limits new development in a Countryside Area to a specific list of exceptions, none of which include open market residential dwellings. Policy SP4 allows development as an exception where it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh that harm.

The site is located in an accessible location, with excellent access and connections to an array of community services and facilities within Bilsborrow Village. However, the site is in open countryside ensuring that the key consideration is whether or not the proposal is inappropriate development.

Planning permission has been granted to several applications in the immediate vicinity that are relevant, with a similar scale and size of development and plot to this. These are sited outside of the settlement boundary and in open countryside.

It is important to consider these exceptions where the applications have been approved since the adoption of the Wyre Borough Local Plan 2011-2031. It is important to also consider comments from appeal decisions.

Approval was granted for a proposed replacement dwelling (22/00445/Full) at Acorn House which is the neighbouring property to the East of the site. Whilst this was a replacement dwelling the new development exceeds 50% of the original footprint stretching into open countryside.

Appeal Ref APP/U2370/A/14/2223802 at the neighbouring property; Acorn nursery Myerscough Hall Drive (to the East) which was for approval of a new detached dwelling and detached garage in replacement of the existing stables was dismissed by the Inspectorate. Although, it is important to note this was due to the applicants not complying with the sequential test element of the application and not due to the development being situated out of the settlement boundary and in open-countryside.

The Inspectorate concluded *the development would not cause material harm to the openness of the countryside or to the character of the area. She went on to say, the dwelling would not be an isolated new development in the countryside. The proposal would be in conformity with the objectives in the Framework. The site is in a rural location, located a short distance from Bilsborrow village, from local bus stops and other facilities. In this regard the Council accepts that the site is in a sustainable location and that the presumption in favour of sustainable development, as set out in the Framework, should apply.*

Planning permission granted at Land Adjacent to Inglewood Myerscough Hall Drive for two detached dwellings (13/00617/OUT).

Planning permission granted for replacement dwelling at Inglewood Myerscough Hall drive, exceeds over 50% of the original footprint (14/00568/Ful).

Planning permission granted for 14/00293/OUT Hollinwood Myerscough Hall Drive for one detached dwelling.

Planning permission granted at Land South of 970 Garstang Road Myerscough Preston 19/00478/REM for one detached dwelling.

All of the above applications are sited in open countryside in Bilsborrow Village.

Approval was granted on appeal at Poplar House Garstang Road Bilsborrow. Appeal Ref: APP/U2370/A/14/2224523 The Main issue of the appeal was whether the proposal represents a sustainable form of development within the open Countryside as the property did not represent an infill plot.

The inspector said *It would not contribute to the erosion of the open nature of the countryside and seen to form part of the cluster of dwellings, it would not be an isolated or a sporadic dwelling in the countryside. This is similar to Myerscough Hall Drive which also houses a cluster of residential properties.*

The inspector went on to say *as a consequence, I consider that the proposed dwelling would not have an unacceptable impact on the character and appearance of the surrounding area and would respect the core planning principle set out in paragraph 17 of the Framework of recognising the intrinsic character and beauty of the countryside.*

In addition he said, *Although limited, the construction of the dwelling would contribute to local economic activity, but otherwise the development would not contribute to the economic dimension of sustainable development. Notwithstanding this, as it would be consistent with the social and environmental dimensions, I consider it would represent a sustainable form of development.*

He concluded; *Therefore, although the development would not meet any of the criteria set out in Policy Sp13 of the WBLP, for the reasons set out above I consider it would not harm the character and appearance of the open countryside and so it would not conflict with the overriding intention of the policy set out in the justification. In my view the conflict with the policy does not justify refusing planning permission in this case as it is outweighed by the fact that it does not conflict with the overall objective of the policy, and that the development would represent a sustainable form of development as sought by the Framework. It would also accord with Policy Sp14 of the WBLP which amongst other things requires that development should be acceptable in the local landscape.*

SP2 requires developments to be sustainable and contribute to the continuation of communities. The development will not be contrary to this policy. It responds to climate change by constructing an electric vehicle charging point (EVCP), there will be cautious and limited landscaping involved.

The development is set back, the dwelling will comfortably sit on the land close to the already developed area. It is unlikely to be overbearing on the street scene, the canal tow path and there are no immediate neighbouring properties.

The chosen materials are of a similar design to neighbouring properties and so the overall visual amenity is acceptable, it is not detrimental to the overall appearance and therefore not contrary to CDMP3.

Conclusion

This supporting statement requests that the application is considered favourably. It is demonstrated that the proposed development complies with the NPPF in terms of sustainable developments.

It is agreed that there are a range of services and facilities in the area. Whilst the development would only create one additional dwelling, it would help to maintain the vitality of these local services. A greater range of services and facilities are found in the nearby villages and towns. There is a regular bus service that operates along the A6 which means these can be accessed by public transport, walk, bike or private car. Although only modest, the development would therefore contribute to the social dimension of sustainable development.

The development would not have a detrimental impact on the overall character and openness of the countryside above what has already been approved outside of the settlement, and to some extent this development is smaller than those already approved and therefore will have a lesser impact.

The site’s development for one dwelling would be in keeping with the general rhythm of development along this section of Myerscough Hall Drive. The size and scale is similar to those already approved outside of the settlement and in open countryside, albeit smaller, and the development approved by the Inspectorate.

It is recommended the benefits of the proposed development significantly and demonstrably outweigh any adverse impacts. The proposed development is sensitive to the character of the area. The minimum impact visually the development would have is outweighed by the benefits of the proposal in contributing to the sustainability of the area, securing economic growth as well as contributing to the Borough’s housing supply. Therefore, Wyre Borough Council are respectfully invited to support this proposal.

