

<b>Application Number:</b>	2022/0342	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full: demolition of existing structures and erection of a single storey self-build Passivhaus dwelling with associated garage, parking and manoeuvring space, refuse storage, garden area, hard and soft landscaping, to be accessed via Goodshaw Lane.	<b>Location:</b>	Former Gib Hill Farm Stables Goodshaw Lane Crawshawbooth Rossendale BB4 8TN
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	6 <sup>th</sup> September 2022
<b>Applicant:</b>	Mr Jason Smith	<b>Determination Expiry Date:</b>	16/09/2022
<b>Agent:</b>	Mr Richard Gee		

<b>Contact Officer:</b>	<b>James Dalglish</b>
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	✓
<b>Other (please state):</b>	

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

Approval subject to the conditions contained within this report.

## **APPLICATION DETAILS**

### **2. SITE**

This application relates to a broadly rectangular plot of land located to the east side of Goodshaw Lane, opposite Driving Gate.

The plot of land has an approximately 34m frontage to Goodshaw Lane and a depth of approx. 50m. At this point neither side of the lane possesses a footway. The site is fronted by the remnants of a stone wall and some temporary metal fencing. The land appears to have been cleared relatively recently, and there are the remains of several trees which have been felled on the land along with plastic and other waste materials. The south-east corner of the site is occupied by 1-storey buildings which appear dilapidated.

The land is surrounded on three sides by open countryside.

The Local Plan shows the land to the east side of Goodshaw Lane (including the application site) as Countryside, whilst the land to the west side is urban in character and within the Urban Boundary.

St Mary & All Saints Church and Goodshaw Baptist Chapel are Listed Buildings that front Goodshaw Lane, situated 100m and 250m to the north, respectively.

### **3. RELEVANT PLANNING HISTORY**

2019/0430 – Permission in Principle – Erection of up to 4 no. self-build dwellings (Refused)

2021/0006/PREAPP - Pre-application enquiry: Proposed erection of a dwelling, annex and detached garage (Advice Issued)

2021/0628 – Full: Demolition of redundant agricultural buildings and the proposed erection of 1 no. dwelling with annex and detached garage (Withdrawn)

2022/0011/PREAPP – Follow up Pre-Application: proposed erection of a dwelling, annex and detached garage (Advice Issued)

### **4. PROPOSAL**

Planning permission is sought for the construction of a new detached dwelling on the land, with associated access and landscaping. The building has been designed to achieve the 'Passivhaus' standard – which is a standard for building design and construction which emphasizes low-carbon and low-energy, high efficiency design and construction. The application includes a report by Parker Wilson Sustain LLP on the efficiency of the proposed building design which concludes that *“the current model indicates that the proposed architectural layouts, thermal performance criteria and servicing strategy can meet the Passivhaus standard”*.

Plans and drawings have been submitted showing how the site would be developed – they show the single-storey dwelling sited around a semi-circular lower lawn area, with a higher, retained lawn area to the rear.

The existing buildings on site would all be removed, and a landscaped banking area would be incorporated into the eastern part of the site, with the dwelling set beneath it. Part of the site would be bounded by existing and re-built drystone walling.

A mixture of materials would be used on the building elevations and roof; including natural coursed stone walls, a natural slate roof, a verdigris standing seam roof and a section of sedum roof. A large amount of glazing would be incorporated into the front elevations of the lower bedroom block, facing onto the lower lawn area.

Windows and doors would be triple glazed aluminium framed units. The proposed garages would have timber arched doors.

The dwelling would have a mix of pitched and flat roofed areas. The pitched roof section would have an apex height of 4.75m, with an eaves height of 2.4m.

To the front (Goodshaw Lane) elevation of the site, there would be a courtyard area providing parking and vehicular turning space, which would be paved in natural stone flags.

Extensive tree and shrub planting is proposed around the perimeter of the site, and it is proposed to create a bee-keeping area and 'ecology garden' to the rear of the dwelling.

## **5. POLICY CONTEXT**

### **Policy Considerations**

#### **National**

##### **National Planning Policy Framework**

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 5 Delivering a sufficient supply of homes
- Section 6 Building a strong, competitive economy
- Section 9 Promoting sustainable transport
- Section 12 Achieving well-designed places
- Section 15 Conserving and enhancing the natural environment
- Section 16 Conserving and enhancing the historic environment

#### **Development Plan Policies**

##### **Local Plan**

- Policy SS: Spatial Strategy
- Policy SD1: Presumption in Favour of Sustainable Development
- Policy SD2: Urban Boundary and Green Belt
- Policy HS1: Meeting Rossendale's Housing Requirement

Policy ENV1: High Quality Development in the Borough

Policy ENV2: Historic Environment

Policy ENV3: Landscape Character and Quality

Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

Policy ENV6: Environmental Protection

Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

Policy ENV10: Trees and Hedgerows

Policy HS5: Housing Standards

Policy HS8: Private Outdoor amenity space

Policy HS16: Self-Build and Custom Built Houses

Policy TR4: Parking

### **Other Material Planning Considerations**

National Planning Practice Guidance

National Design Guide

Alterations and Extensions to Residential Properties SPD

## **6. CONSULTATION RESPONSES**

Cadent	No objection, requested informative note
Ecology	No objection subject to conditions
Environment Agency	No comments received
LCC Lead Local Flood Authority	No comments to make on the application
Land Contamination Consultant	No objection subject to conditions
LCC Highways	No objection subject to conditions
RBC Environmental Health	No comments received
United Utilities	No objection
Conservation Consultant	No objection

## **7. REPRESENTATIONS**

In order to publicise the application a site notice was posted and neighbour letters were sent out. The application was also available for viewing on the Council's website.

27 letters of support and 11 objections have been received, raising the following points in summary:

### **Support**

- Good design
- Sensitive to the site and surroundings
- Current site is an eyesore
- Development will improve the area

- Ecology benefits
- Sustainable and efficient design
- Addresses previous objections
- The scheme will improve the landscape
- Appropriate materials are proposed
- Improved visibility splays for vehicles compared to previous application
- Correct type of house to tackle climate change
- Will help prevent fly tipping on the site
- Provides needed housing

### Objections

- Conflicts with Local Plan / outside urban boundary
- Trees have been felled on site
- Encroachment and undesirable precedent for development in countryside
- Located on a blind bend
- Why have an urban boundary if it is not respected
- Access / highway safety issues
- Children walk to school along Goodshaw Lane and the development will put them at risk
- House will appear higher in reality to that shown on the plans
- Harm to environment / ecology
- Harm to amenity
- Pressure on facilities / services / lane

## **8. ASSESSMENT**

### **Presumption in Favour of Sustainable Development**

At the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 of the Framework makes clear that for decision taking this means:

*“c) Approve development proposals that accord with an up to date development plan without delay; or*

*d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

The Council can demonstrate a five-year supply of deliverable housing sites. However, the Borough is not in a position to demonstrate that it is achieving the required level of housing delivery.

As such, this triggers paragraph (d) above. The Framework clarifies that policies that are most important to an application are considered out of date where local authorities cannot demonstrate that they are achieving the required level of housing delivery. The weight that is attached to such policies is a matter for the decision maker.

Paragraph 11(d)(ii) is engaged i.e. planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

An assessment in relation to the above will be made below.

### **Principle**

The site is located within the Countryside, as identified within the adopted Local Plan. This is outside of the urban boundary, and is not a location where the Local Plan seeks to locate the majority of new housing development via Policy SD2.

Paragraph 11 of the Framework contains a presumption in favour of sustainable development as set out above however, and as such a key consideration in this case is whether the proposed scheme represents sustainable development or not. Sections 2 and 9 of the Framework and Policy SD1 of the Local Plan all place emphasis upon securing sustainable forms of development.

Whilst this site is within the Countryside it is reasonably sustainably located and cannot realistically be considered remote or isolated.

The dwellings on the other side of Goodshaw Lane lie within the Urban Boundary and occupiers of the newly proposed dwelling could reasonably access bus services on Burnley Road (250m away), Crawshawbooth Primary School (a similar distance away) and Crawshawbooth neighbourhood Centre (650m away).

As such, the site is considered to be reasonably sustainable in its location. A balancing exercise will be carried out at the end of this report to determine whether any harm which would result from the development would clearly and demonstrably outweigh the benefits of the scheme.

### **Heritage Impact**

Policies ENV1 and more specifically ENV2 seek to support proposals which conserve, or where appropriate, enhance the historic environment of Rossendale.

Section 16 of the NPPF provides guidance to local authorities on assessing the potential impacts of development on heritage assets.

Two listed heritage assets lie some way to the north of the site: the Grade II listed St Mary's Church (list number 1361982) and the Grade II\* listed Baptist Goodshaw Chapel (list number 1072764).

The Council's heritage consultant has raised no objection in relation to the impact of the development on the setting of these listed buildings, stating:

*"St Mary and All Saints Church, lies approximately 140m from the site on the opposite side of the road. I note that the proposed dwelling is unlikely to be visible from the church due to intervening buildings and trees. Given the topography of the surroundings and low profile of the proposed building, I do not consider that the proposals would be visually connected and would not cause any harm to the setting of the listed church.*

*Goodshaw Baptist Church lies further north and is approximately 280m from the site. This is an important Grade 2\* national asset owned and managed by English Heritage. The chapel is set on a rise of the land and the open fields surrounding it form an important part of its setting. However, given the distance separation and largely for the same reasons as above I do not consider that the proposed new property will cause any harm to the contribution made by the setting.*

*Overall, I raise no concerns from a heritage point of view and feel the proposed scheme, as presented, would not cause harm to the setting of those identified heritage assets. As such I feel the proposal would meet the statutory duty to preserve and would accord with the planning guidance contained in Chapter 16 of the NPPF and Policy ENV2 of the Rossendale Local Plan (2019 - 2036)."*

For the reasons above, the proposed development is acceptable in regards to heritage impact, and is compliant with Policy ENV2 of the Local Plan in addition to Section 16 of the NPPF.

### **Visual Amenity and Countryside Impact**

Policy SD2 of the Local Plan states new development will take place within defined urban boundaries except where it specifically needs to be located within the countryside and enhances the rural character of the area. Together with SD2, policies ENV3 and ENV1 seek to ensure that development is directed towards suitable locations, is in keeping with surrounds, and takes account of the character and appearance of the local area.

Paragraph 130 of the Framework states that planning decisions should ensure that developments:

*"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Because of its proximity to the urban area the proposed dwelling would not be in an isolated location and would have access to services and facilities. However, there is no substantive evidence that it specifically needs to be within the countryside.

Given the position of the site on the east side of Goodshaw Lane (an area characterised by open fields), the development would inevitably result in encroachment of built development into an

undeveloped area of countryside, and it is considered that such encroachment would unavoidably alter the character of the site – reducing its openness and causing a degree of harm to the open and rural character of the countryside in this location.

However, having regard to the submitted information, drawings and Visual Impact Assessment it is not considered that the alteration to the site’s character in this case would necessarily cause very significant harm.

Whilst the scheme would result in the encroachment of built development into an area of countryside, the scheme would replace existing derelict structures on site. Furthermore, the development proposed cannot be described as typical urban development – the applicant has submitted a high level of detail and drawings which demonstrate that the dwelling and its associated grounds would have a contemporary rural style of very high quality design. Whilst the character of the site would undoubtedly change as a result of the development, it is considered that the harm resulting from that change would to a degree be mitigated by the specific appearance, layout and design of the proposed scheme.

Aesthetically, the parts of the development visible from Goodshaw Lane would be in keeping with the rural context of the site and would present a high quality frontage to the lane. Due to the relatively low height of the proposed dwelling, the development would still allow an appreciation of the open character of the surrounding countryside surrounding it.

Furthermore, the topography of the site in this case has been utilised by the applicant to design a dwelling which would allow large parts of the building to sit below the surrounding land level – reducing the visual prominence of the development. Dry stone walling and large amounts of proposed tree planting would further reduce views of the building from nearby and more distant vantage points. It is considered necessary however that in the event of this application being approved, a condition be included requiring the planting of semi-mature trees rather than saplings – to ensure that the screening effect takes place from an early stage in the lifetime of the development, and increases the likelihood of trees successfully establishing on site.

In summary, it is considered that the scheme would result in the encroachment of built development into an area of open countryside beyond the defined urban boundary. However, very specific circumstances exist in this case (existing buildings on site, topography of the land, very high quality bespoke design and landscaping) which would mitigate the level of harm caused to a significant degree. As such, whilst weight must be afforded in the planning balance to the harm caused by the encroachment, it is considered that only limited weight in this case should be afforded to that harm.

It must be emphasised that the site topography/landscaping/design-specific circumstances in this case are considered to combine to significantly mitigate the impact of the development in terms of visual harm and countryside encroachment. It is not considered that such mitigation would be possible if the topography of the site was more open or the design / landscaping of the scheme not of such a high quality and tailored to the specific circumstances of the site. In this sense, the scheme is so specific that it would not set a precedent for other development on other nearby sites in the countryside.

## **Sustainable Design**

Paragraph 152 of the Framework states that *“The planning system should support the transition to a low carbon future in a changing climate.”*



Policy ENV1 (Q) of the Local Plan encourages developments which include:

*“Designs that will be adaptable to climate change, incorporate energy efficiency principles and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS).”*

The building has been designed to achieve the ‘Passivhaus’ standard – which is a standard for building design and construction which emphasizes low-carbon and low-energy, high efficiency design and construction. The application includes a report by Parker Wilson Sustain LLP on the efficiency of the proposed building design which concludes that *“the current model indicates that the proposed architectural layouts, thermal performance criteria and servicing strategy can meet the Passivhaus standard”*.

In terms of its location, as covered in the above Principle section of the report, the site is reasonably sustainably located, being within walking distance of public transport links on Burnley Road and services within Crawshawbooth.

It is considered that the scheme accords with Section 14 of the Framework in relation to sustainable design.

### **Residential Amenity**

Having regard to the proposed siting, orientation and design of the scheme, it is not considered that the proposed dwelling will have an unduly harmful impact on the privacy, outlook, daylight or other amenities enjoyed by residents of other nearby properties.

The development is considered acceptable in terms of neighbour amenity and compliant with Policy ENV1 in this regard.

Policy HS8 requires new housing developments to be served by adequate private outdoor amenity space. In this case ample outdoor space is proposed. The application is acceptable in this regard.

### **Access, Parking and Highway Safety**

Objections received from local residents in relation to highway and pedestrian safety issues are noted. In this respect, the Local Highway Authority has been consulted on the application.

The Local Highway Authority has no objection to the proposed scheme subject to conditions relating to the following:

- Provision of suitable visibility splays
- Construction method statement
- Final details of site access to be submitted / approved
- Paving, drainage and implementation of parking / turning area
- Garage to be kept available for vehicular parking
- Provision of electric vehicle charging point
- Final details of garage doors to be submitted / approved

Subject to the conditions suggested by the Local Highway Authority, it is considered that the development is acceptable in relation parking, access and highway safety.

## **Ecology and Landscaping**

Policy ENV1 of the Local Plan requires that developments demonstrate that:

*“There is no adverse impact to the natural environment, biodiversity and green infrastructure unless suitable mitigation measures are proposed and the Council will seek biodiversity net gain consistent with the current national policy.”*

Policy ENV4 requires new developments to retain and enhance biodiversity and Policy ENV10 relates to the protection of existing trees and hedgerows, and sets out the requirements for compensatory planting.

The proposed scheme of landscaping includes the planting of numerous native trees and shrubs, and the provision of areas of meadow within the site. The proposed building also includes an area of sedum roofing.

It is considered that the proposed planting forms a vital part of the acceptability of the overall scheme, not only in terms of making the development visually acceptable but also in terms of achieving a net gain in biodiversity and assisting the development to remain sympathetic to the wider countryside location.

As such, it is considered necessary to include a condition requiring the implementation of the submitted details of planting and requiring that any planting which fails within 15 years to be replaced.

The submitted details indicate that the proposed shrubs and trees will be semi-mature specimens – and it is considered that this is necessary to ensure that the benefits of the planting are realised from the earliest opportunity. The implementation of the planting details and specification would therefore be conditioned.

The Council’s ecology consultant has assessed the application and has raised no objection – commenting as follows:

*“The surveys found the structures on site to have negligible potential for roosting bats, and other than potential for nesting birds to be present, no other protected species were recorded or thought likely to be present on site and impact on by the proposed development. The information submitted with regards to delivering net gains for biodiversity appears to demonstrate that net gains can be delivered within the landscaping scheme which includes planting of native trees, fruit trees and grassland habitats.”*

Subject to conditions securing implementation of the submitted biodiversity enhancement and planting measures, the scheme is considered acceptable in terms of ecology and landscaping.

## **Flood Risk and Sustainable Drainage**

Policy ENV1 of the Local Plan requires the implementation of sustainable drainage solutions on new developments.

Policy ENV9 of the Local Plan states that *“applicants wishing to discharge surface water to a public sewer will need to submit clear evidence demonstrating why alternative options are not available. The expectation will be for only foul flows to communicate with the public sewer.”*

The applicant has submitted a detailed surface and foul water drainage drawing as part of the application (*ref: 134 PLN L 10 F – Proposed Site Plan – Technical*), which includes full details of proposed drainage layout and surface water infiltration trenches. United Utilities have raised no objection to the scheme, and have not requested any conditions. However, officers consider it necessary to attach a planning condition that requires the proposed drainage scheme to be implemented in full prior to occupation of the dwelling.

### **Balancing Exercise**

In line with paragraph 11 of the Framework, it is necessary to carry out a balancing exercise to ascertain whether or not any harm caused by the development would *significantly and demonstrably* outweigh the benefits.

### **Benefits of the Development**

The development would deliver one new dwelling towards the borough’s housing need, in a relatively sustainable location, and would (in a limited way) benefit the local economy of Crawshawbooth. Accordingly, *limited* weight is attached to these benefits.

### **Harm Caused by the Development**

The development would result in the encroachment of built residential development into an area of countryside and the associated alteration of the rural character of the land.

However, having regard to the points considered in the *Visual Amenity and Countryside Impact* section of this report however, only *limited* weight is afforded to this harm due to very specific considerations in this case.

### **Other Considerations**

All other considerations in the planning balance are considered to be neutral having regard to the advice received from consultees on the various matters and the case officer’s assessment.

The energy efficiency / sustainability credentials of the proposed dwelling are considered to be a neutral factor in the planning balance, as these would not in themselves provide any significant benefit – but rather they would mitigate the future energy usage and carbon emissions associated with the dwelling.

### **Conclusion**

The limited harm that would result from the development in terms of the encroachment of built residential development into an area of open countryside would not *significantly and demonstrably* outweigh the limited benefits of the development in terms of its contribution to housing supply and to the local economy.

As such, in line with Paragraph 11 of the Framework, planning permission should be approved.

## **9. RECOMMENDATION**

Approve subject to the conditions below.

## 10. CONDITIONS

1. The development hereby permitted shall be begun prior to the expiration of three years from the date of this permission.

Reason: Required by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in strict accordance with the following:

- Submitted application form
- Location Plan (134-L09)
- Landscape Layout (475/02 REV. B)
- Plant Schedules (475/03 REV. A)
- Floor Plan (134-P03\_B)
- Floor Plan (134-P06\_B)
- Floor Plan – Areas (134-P05\_A)
- Proposed Areas (134-L06\_A)
- Proposed Sections (134-S01\_B)
- Proposed Site Plan (134-L04\_G)
- Proposed Site Plan Technical (134-L10\_F)
- Roof Plan (134-P04\_A)
- Roof Plan (134-P07)
- Visual 1 (134-V01)
- Visual 2 (134-V02)
- Visual 3 (134-V03)
- Proposed Elevations (134-E02\_C)
- Proposed Elevations 2 (134-E03\_C)
- Proposed Elevations 3 (134-E04\_B)
- Passivhaus standard, energy systems and mechanical and electrical engineering services feasibility report (683-FEAS-001-B)
- Site Investigation Proposals (GOODSHAW LANE \ BB4 8TN \ 2021)
- Biodiversity Net Gain Assessment (June 2022)

Reason: For the avoidance of doubt.

3. No development above ground level shall take place until full details (including trade literature and physical samples provided on site) of the following have been submitted to and approved in writing by the Local Planning Authority:

- natural coursed stone to be used on the elevations
- natural blue slate to be used on the roofs of the dwelling
- timber cladding
- standing seam roofing

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of securing a high quality finish to the development.

4. The approved scheme of hard and soft landscaping, planting and boundary treatment shown on the Landscape Layout drawing (475/02 REV. B) and Plant Schedules document (475/03 REV. A) shall be completed in full prior to first occupation of the approved dwelling.

Any trees or plants which within a period of 15 years of first occupation of the dwelling die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual and neighbour amenity.

5. Any work that will impact on habitats where nesting birds may be present (for example building or structure removal or works to trees, hedgerows or vegetation) shall not be undertaken in the main bird nesting season (March – August inclusive) unless suitable checks for active bird nests have first been undertaken by a qualified ecologist, and confirmation provided to and agreed in writing by the Local Planning Authority that such works will not affect nesting birds.

Reason: To protect nesting birds.

6. All biodiversity enhancement measures as detailed on the approved plans and within the Biodiversity Net Gain Assessment (June 2022 – Pennine Ecological) shall be implemented in full prior to first occupation of the dwelling.

The biodiversity enhancement measures shall be retained and maintained for the lifetime of the development.

Reason: To secure a net gain in biodiversity on the site.

7. No part of the development hereby approved shall commence until a scheme for the construction of the site access, including carriageway tie-in details and re-location of the nearby street lighting column if required, has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

8. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition, clearance and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site
- x) Timing of deliveries, particularly by large vehicles
- xi) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties

Reason: In the interest of highway safety.

9. Prior to first occupation of the approved dwelling, visibility splays measured 2m back from the centre line of the access and extending to the centre line of the carriageway on Goodshaw Lane 18.4m Northbound and 22.4m Southbound shall be provided, as shown on the approved plan.

Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.5m above the nearside carriageway level which would obstruct the visibility splay.

The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the site access, in the interest of highway safety.

10. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in bound porous materials.

Reason: In the interest of highway safety to prevent loose surface material from being carried on to the public highway.

11. The development shall not be occupied until the parking and manoeuvring areas shown on the approved plans have been constructed, laid out and surfaced in bound porous materials. The parking areas shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling and the manoeuvring areas should remain free from obstruction for the lifetime of the development.

Reason: In order to ensure satisfactory levels of off-road parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

12. Prior to first occupation of the approved dwelling an electric vehicle charging point shall be provided in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development provides sustainable transport options.

13. Prior to first occupation of the approved dwelling full details of the proposed garage doors shall be submitted to and approved in writing by the Local Planning Authority. The garage doors shall be installed and maintained thereafter in accordance with the approved details.

Reason: In the interest of highway safety to provide adequate internal parking and manoeuvring areas.

14. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority.

The submitted report shall include:

i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning

Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate hazards associated with land contamination and to prevent pollution.

15. Pursuant to condition 14 and prior to first occupation of the development a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate hazards associated with land contamination and to prevent pollution.

16. The dwelling hereby approved shall not be occupied until the surface water drainage system for the development has been implemented in full, in accordance with the submitted details as shown on drawing ref: 134-L10\_F.

Reason: To ensure that surface water from the development is drained in a sustainable manner.

17. The development shall be implemented (in relation to sustainability, carbon footprint, energy efficiency and thermal efficiency) in accordance with the details contained within the submitted Passivhaus Standard, Energy Systems and Mechanical and Electrical Engineering Services Feasibility Report (1683-FEAS-001-B) by Parker Wilson Consulting and the submitted Sustainability Report (Hawthorn Design Partnership ref: 134 dated 22/06/22).

Reason: To ensure that the development accords with the submitted details and to maximise the sustainability of the development.

## 11. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

3. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the

Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

4. Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant should be aware that they must seek ecological advice should they suspect that the proposals will impact on protected species.

5. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (short form Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the amended access to an appropriate standard, including tie-in details to the existing adopted highway network and re-location of street lighting column 15, if required. The applicant should be advised to contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

6. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linerearchbeforeudig.co.uk](http://www.linerearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

7. The applicant's attention is drawn to the comments provided by United Utilities, and it is recommended that the applicant contacts United Utilities at their earliest opportunity to discuss their requirements in relation to surface and foul water drainage.

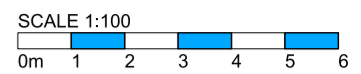
8. The applicant's attention is drawn to the comments provided by the Environment Agency on application ref: 2021/0628 in relation to dealing with waste materials.



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**SITE SPECIFIC HAZARDS**

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**SOUTH WEST ELEVATION**

**KEY**

- 1- NATURAL STONE WALLS WITH NATURAL STONE QUOINS, CILLS, HEADS AND COPINGS
- 2- NATURAL SLATE ROOF
- 3- VERDIGRIS STANDING SEAM ROOF
- 4- NATURALLY SILVERED TIMBER VERTICAL BOARDING WALL
- 5- ALUMINIUM FRAMED TRIPLE GLAZED WINDOWS AND DOORS
- 6- GLAZED BALUSTRADE
- 7- NATURAL DRYSTONE WALL
- 8- TIMBER STABLE GARAGE DOORS



**SOUTH EAST ELEVATION**

REV. C 220721	QMS ADDED	RSL
REV. B 220620	NOTES ADDED	RSL
REV. A 220620	REDRAWN	RSL
REV. DATE	NOTES	INT.

CLIENT / PROJECT  
**JASON SMITH**  
**GIBHILL FARM STABLES**  
**GOODSHAW LANE**

DRAWING TITLE  
**PROPOSED ELEVATIONS**

STATUS **PLANNING**

DATE **MAY 22** DRAWN **RSL** SCALE @ A2 **1:100**

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER
134	PLN	E	02	C

20 Location Plans	L	GA Plans	P	Exhibits	E
Sections	S	Details	D	Phot. Colour	C

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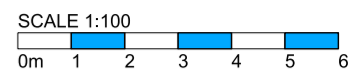
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**NORTH EAST ELEVATION**



**NORTH WEST ELEVATION**

**KEY**

- 1- NATURAL STONE WALLS WITH NATURAL STONE QUOINS, CILLS, HEADS AND COPINGS
- 2- NATURAL SLATE ROOF
- 3- VERDIGRIS STANDING SEAM ROOF
- 4- NATURALLY SILVERED TIMBER VERTICAL BOARDING WALL
- 5- ALUMINIUM FRAMED TRIPLE GLAZED WINDOWS AND DOORS
- 6- GLAZED BALUSTRADE
- 7- NATURAL DRYSTONE WALL
- 8- TIMBER STABLE GARAGE DOORS

REV. C 220721 DIMS ADDED RSL  
 REV. B 220620 NOTES ADDED RSL  
 REV. A 220620 REDRAWN RSL  
 REV. DATE NOTES INT.

CLIENT / PROJECT  
**JASON SMITH  
 GIBHILL FARM STABLES  
 GOODSHAW LANE**

DRAWING TITLE  
**PROPOSED ELEVATIONS 2**

STATUS **PLANNING**

DATE **MAY 22** DRAWN **RSL** SCALE @ A2 **1:100**

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER
134	PLN	E	03	C

20 Location Plans L GA Plans P Elevation E  
 Section S Details D Photo Colour C

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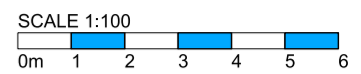


A2 SHEET

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EXISTING GROUND LEVEL

**KEY**

- 1- NATURAL STONE WALLS WITH NATURAL STONE QUOINS, CILLS, HEADS AND COPINGS
- 2- NATURAL SLATE ROOF
- 3- VERDIGRIS STANDING SEAM ROOF
- 4- NATURALLY SILVERED TIMBER VERTICAL BOARDING WALL
- 5- ALUMINIUM FRAMED TRIPLE GLAZED WINDOWS AND DOORS
- 6- GLAZED BALUSTRADE
- 7- NATURAL DRYSTONE WALL
- 8- TIMBER STABLE GARAGE DOORS
- 9- BLACK METAL ESTATE RAILINGS



**NORTH WEST STREET SCENE ELEVATION**



**NORTH WEST SECTIONAL ELEVATION**

REV.B 220721	DBMS ADDED	RSL
REV.A 220620	NOTES ADDED	RSL
REV.	DATE	NOTES

CLIENT / PROJECT  
**JASON SMITH  
GIBHILL FARM STABLES  
GOODSHAW LANE**

DRAWING TITLE  
**PROPOSED ELEVATIONS 3**

STATUS **PLANNING**

DATE	DRAWN	SCALE @ A2
<b>JUNE 22</b>	<b>RSL</b>	<b>1:100</b>

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER
134	PLN	E	04	B

2d Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Phot. Colour	C

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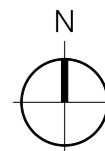
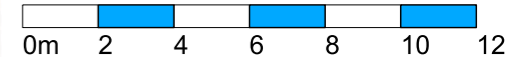


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SCALE 1:200



KEY

- K=KITCHEN
- L=LOUNGE
- D=DINING
- P=PANTRY
- U=UTILITY
- C=CONSERVATORY
- O=OFFICE
- B=BEDROOM
- G=GARAGE
- ST=GARDEN STORE
- DR=DRESSING ROOM
- E/S=EN-SUITE
- BA=BATHROOM
- E=ENTRANCE HALL

325.4 SQM TOTAL FLOOR AREA

REV.B 220726 GARAGE INTERNAL ADJUSTED RSL  
 REV.A 220620 PLANNING ISSUE RSL

REV. DATE NOTES

CLIENT / PROJECT  
**JASON SMITH**  
**GIBHILL FARM STABLES**  
**GOODSHAW LANE**

DRAWING TITLE  
**FLOOR PLAN**

STATUS  
**PLANNING**

DATE APR 22 | DRAWN RSL | SCALE @ A3 1:200

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER
134	PLN	P	03	B

DRAWING NO. 134

Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Prefix: Colour

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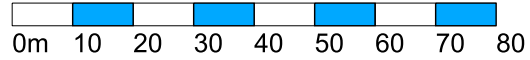
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A3 SHEET



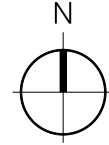
SCALE 1:1250



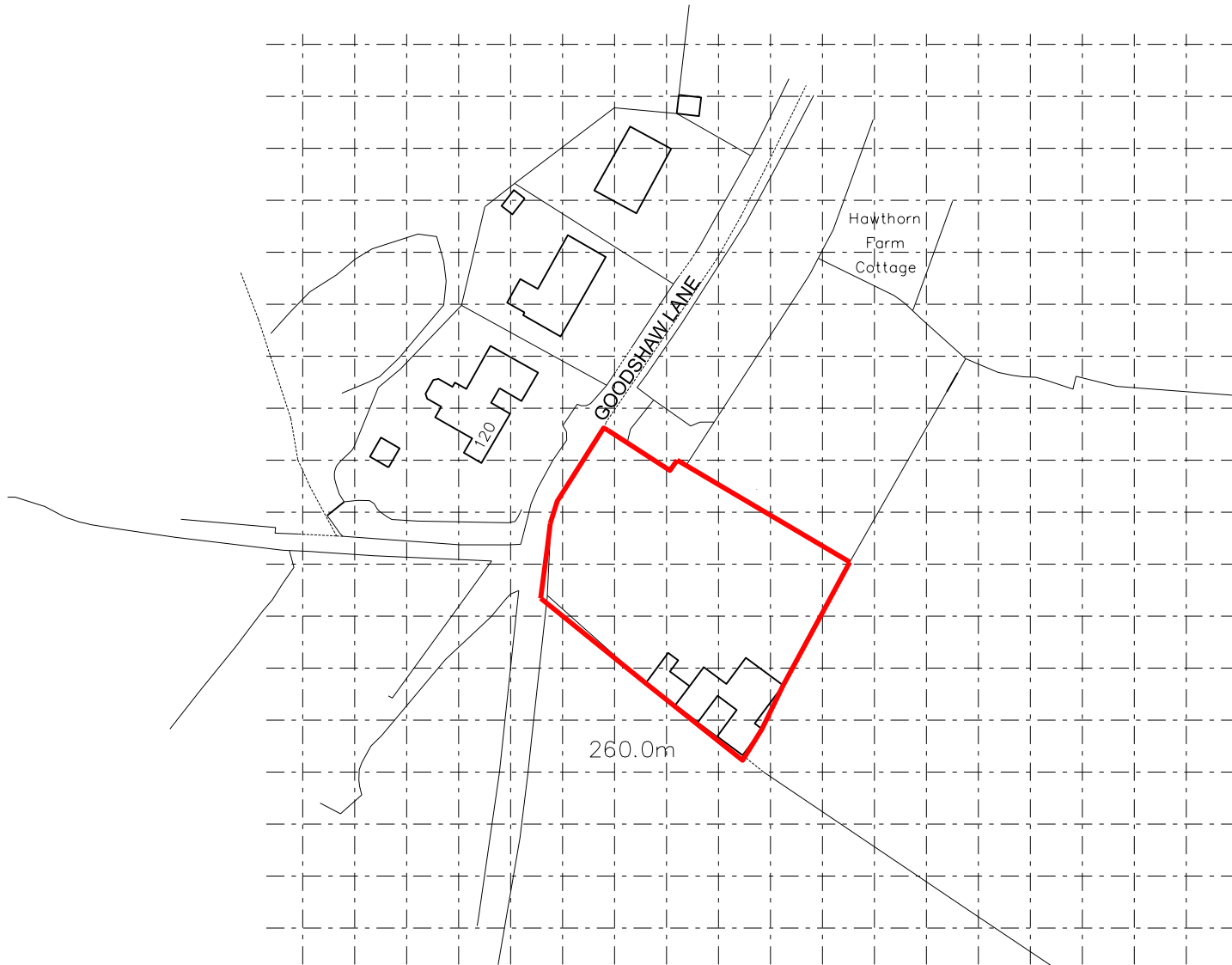
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**SITE SPECIFIC HAZARDS**

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**— SITE BOUNDARY 2047 SQM**



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REV. DATE NOTES INIT.

CLIENT / PROJECT  
**JASON SMITH  
 GIBHILL FARM STABLES  
 GOODSHAW LANE**

DRAWING TITLE  
**LOCATION PLAN**

STATUS  
**PLANNING**

DATE | DRAWN | SCALE @ A4  
**JUNE 22 | RSL | 1:1250**

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER
134	PLN	L	09	-

DRAWING NO.

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix: Colour	C

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