

Application Number:	2016/0012	Application Type:	Other
Proposal:	Erection of detached single storey dwelling including garage, in addition to landscaping and access.	Location:	Land to the rear of 4, 5 & 6 Rock Bridge Fold, Whitewell Bottom, BB4 9PU.
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	7.6.2016
Applicant:	Mr Richard Urwin	Determination Expiry Date:	Extended to 17.6.2016
Agent:	Mr Ben Edmondson		

Contact Officer:	Tom Parkinson (Urban Vision)	Telephone:	01706 252 432
Email:	tomparkinson@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	4 objections received & recommending approval.
Other (please state):	

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

That the Committee approve planning permission for the reasons set out in Section 9 and subject to the conditions outlined at Section 10.

2. SITE

The site extends to approximately 577 square metres and is located on sloping land designated as Countryside to the west of Burnley Road East (the B6238). The plot is at the

urban-rural interface with a ribbon of urban development in the valley bottom immediately to the east/south-east, and open land in all other directions. The Urban Boundary runs along part of the site's southern boundary. The plot is green field in planning terms and comprises of a grassed area with various shrubs and trees, including several which have been recently removed. The wider area originally accommodated a stone quarry and a factory building which was demolished to make way for residential development including a line of bungalows facing away from the site to the south south/south-east on Rock Bridge Fold. Due to the difference in levels the site sits approximately 9.5m higher than the adjacent residential properties and at an elevated position. As such it is particularly visible when viewed from Rock Bridge Fold and from Burnley Road East. Access to the site is via an un-adopted tarmacked track which climbs up from Burnley Road East to the south-east and passes the plot's north-east boundary, this track providing access to several farms further up the hill. A culvert runs under the plot. Engineering works have already taken place to flatten part of the sloping plot to accommodate the proposed development.

Rock Bridge Fold to the south is an established residential area and one which is low-density, green and spacious. The properties are constructed from artificial stone and concrete tiled roofs. There is a short row of traditional stone/slate cottages at the bottom of the access lane facing Burnley Road East whilst a stone-built farmhouse and outbuildings are located on the opposite side of Burnley Road East. Land to the west, north and east comprises of sloping land with deciduous tree cover on both sides of the access track.

3. RELEVANT PLANNING HISTORY

2015/0027/PREAPP: Erection of bungalow and detached garage. Submitted scheme deemed to be acceptable in principle subject to suggested amendments.

4. PROPOSAL

The applicant proposes to erect a single storey 2 bedroom dwelling house and detached garage, together with landscaping and an area of hard standing. The main building will be located on the plot's north-west corner with the hard standing to the east, the garage to the south-east (both of these latter elements being adjacent to the access track running along the north-east boundary), a grassed area to the west, south and east, and a wood store at the plot's south east corner (although it is noted that the applicant has not submitted details for the wood store and therefore this latter element will not be assessed).

The bungalow would be 12.6m long and a maximum of 7.6m wide being located 0.7m-2.6m from the north-west boundary, a minimum of 1.7m from the south-west boundary, 13.2m from the south-east boundary and a minimum of 4.5m from the north-east (front) boundary. It would have a dual pitched roof with a north-east facing gable element projecting beyond its principle elevation. It would have an eaves height of 2.5m and a ridge height of 3.6m. This building would accommodate 2 bedrooms, a bathroom and an open plan kitchen-diner-lounge. It would have front (north-east) facing bedroom, bathroom and kitchen-diner-lounge windows together with a glazed front door, south-east facing kitchen-diner-lounge glazed double doors and window, together with a north-west facing bedroom window. 2 'sun tubes' would be accommodated in the south-west facing roof slope to provide additional light for the property's larger bedroom.

The garage would be 7m long and 3m wide. It would have a dual pitched roof with a ridge height of 3.09m and an eaves height of 2.2m. It would introduce a north-west facing double door.

The bungalow and garage fascias would comprise of natural or artificial stone clad walls, natural or artificial roof slates and UPVC doors/windows. The area of hard standing would be covered in gravel chippings with a new gated vehicle access on the north-east boundary. Boundaries would be marked by post and rail fencing with trees planted along the plot's south-west boundary to ensure a degree of privacy screening. The southern end of the plot would retain its current pronounced slope.

The proposed development does not accord with the provisions of the Development Plan being residential development outside of the Urban Boundary.

Amendment: The applicant has removed the originally proposed raised decking/balcony element as per the LPA's request to maintain neighbour privacy, the decking area in part replaced by a footpath. The proposed gated access has been amended to inward opening gates.

Pre-Application Advice Reference 2015/0027/PREAPP

The applicant's Planning Statement refers to the LPA's pre-application advice for this scheme. The previous version was for a bungalow and detached garage although this did not include any design details aside from several sketches including a levels drawing and an indicative view up from the rear of properties on Rock Bridge Fold. The applicant confirmed a 1.8m high solid wooden fence would have been erected along the plot's south-east boundary facing the properties on Rock Bridge Fold with screening vegetation behind.

The assessing Officer had been misinformed as to the status of the proposal site and had confirmed in the LPA's pre-application response that this was within the Urban Boundary when further investigations later confirmed it was in fact just outside of the Urban Boundary in the Countryside. Considering the plot to be within the Urban Boundary the Officer confirmed the erection of a dwelling at this point would be acceptable in principle subject to a more detailed consideration of site topography and the proposal's visual and amenity impacts especially with reference to the plot's prominent hillside location at the urban-rural interface.

The applicant was provided with the following further advice:

- The assessing Officer stressed the importance of the proposed scheme having a high quality design which complemented the surrounding area, including with reference to the plot's location at this urban-rural interface;
- The development should be designed in such a way to ensure it would not have an unacceptable privacy and amenity impact on the adjacent properties to the south on Rock Bridge Fold. The applicant was reminded of the need to increase the usually acceptable separation distances as set down in the Residential Extensions SPD to take into account of the height difference between this and the adjacent plots;
- The proposed solid timber fence along the southern boundary should be replaced by a hedge or 1m high post and rail fence;
- Proposed materials should match those of surrounding properties;
- The property should have reasonable room proportions and a good sized garden;
- The applicant was also advised to ensure the application is accompanied by an initial ecological assessment report, tree survey, phase 1 land contamination report and a high quality landscaping scheme.

Following receipt of the LPA's formal response the applicant submitted a tree report together with 'Design Option 1' (proposed layout plans/main building layout, roof plan and elevations) which whilst being similar in many respects to the current scheme (for example

it did not include the originally proposed solid timber fence along the southern boundary) nevertheless differed in several respects

- The dwelling would have occupied a larger footprint and would have included a sun room;
- The dwelling would have timber clad walls with a blue slate roof, although it is noted that the proposed wall fascia materials seem to have been changed to stone by the time the assessing Officer forwarded their further response;
- It would have had differently positioned doors and windows.

In response the LPA confirmed the scheme's acceptability was largely dependent on a good quality landscaping scheme, which should include details of trees to be retained and new planting. The LPA further advised the following:

- The dwelling would acceptably follow the line of the bungalow below on Rock Bridge Fold however its width should be reduced to match this neighbouring property;
- The proposed front elevation should be redesigned with more symmetry/consistency in terms of window design.
- The proposed timber cladding should be replaced natural/artificial stone to complement neighbouring properties;
- The proposed window frames should be dark because white UPVC would appear out of place;
- The application should be accompanied by a Design and Access Statement.

Following receipt of the LPA's further response the applicant submitted a further revised scheme which essentially matched the current proposal apart from the fact it proposed a tarmacked hard standing.

In response the LPA confirmed their general approval however the assessing Officer requested the tarmacked hard standing be replaced with stone flags or chippings.

The current scheme has been amended to include a stone chipped hard standing and has been largely amended to reflect the LPA's above noted requests.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 1: Building a Strong Competitive Economy;
Section 4: Promoting Sustainable Transport;
Section 6: Delivering a Wide Choice of High Quality Homes;
Section 7: Requiring Good Design;
Section 8: Promoting Healthy Communities;
Section 10: Meeting the Challenges of Climate Change, Flooding;
Section 11: Conserving and Enhancing the Natural Environment;
Section 12: Conserving and Enhancing the Historic Environment.

National Planning Practice Guidance

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 3: Strategy for Waterfoot, Lumb, Cowpe and Water;
Policy 1: General Development Locations and Principles;
Policy 2: Meeting Rossendale's Housing Requirement;
Policy 3: Distribution of Additional Housing;
Policy 8: Transport;
Policy 9: Accessibility;
Policy 17: Rossendale's Green Infrastructure;
Policy 18: Biodiversity, Geodiversity and Landscape Conservation;
Policy 21: Supporting the Rural Economy and its Communities;
Policy 23: Promoting High Quality Design & Spaces;
Policy 24: Planning Application Requirements.

6. **CONSULTATION RESPONSES**

LCC Highways: No objection subject to several conditions and an informative.

With regard to the above application I would therefore raise no objection to the proposal on highway safety grounds, subject to the following conditions being applied to any formal planning approval:

1. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

2. 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 with bound porous material. Reason: To prevent loose surface material from being carried on to the adjoining highway thus causing a potential source of danger to other road users.

3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned so that the gates open away from the highway. Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

4. The Joint Lancashire Structure Plan 'Car Parking Standards' recommends the minimum internal dimension for all single garages to be a minimum of 6x3m to count as one parking space. The proposed garage should therefore be built to the minimum internal dimensions. Reason: To provide adequate on-site parking.

5. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

6. The applicant should ensure that the culvert running through their property is adequately protected during excavation/building works. They should therefore contact the Flood Risk Management team for advice on FRM@lancashire.gov.uk .

We would also ask that the borough council's planning department include an appropriate condition requesting a surface water drainage scheme, including details of the water outfall.

The proposed vehicle access has been amended to include inward opening gates.

Natural England: No objection.

Thank you for your consultation on the above dated 17 March 2016 which was received by Natural England on 17 March 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006

This development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the

authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Ecologist: No objection subject to a more detailed landscaping plan. Installation of bird nesting and bat roosting boxes on site or close by is encouraged.

The site is not designated for its nature conservation value and has limited potential to support any specially protected species. The trees and other habitats on the site are not, when considered independently, of substantive nature conservation value.

But the trees, and the site, do form a contiguous part of a wider woodland and I do have concerns about the 'erosion' of part of the woodland edge that would result if this application is approved. I do note that the application refers to replacement tree planting but I could not reconcile this commitment with the report by 'Mad About Trees' which refers to tree protection rather than tree replacement.

I would recommend that, if permission is to be granted to the scheme, a more detailed landscape plan be provided giving further detail about the replacement tree planting. I would further encourage the installation of bird nesting and bat roosting boxes on or close to the site as part compensation for lost habitat.

The erosion of the woodland edge is also a landscape and arboriculture issue.

RBC Estates: No objection however applicant must carry out further investigations regarding access rights.

- 1. It appears that your land shown red on the plan attached to your email abuts the Council's but does not include any of it. It would appear that the Land Registry have adjusted the relevant registered boundaries at some point in the past.*
- 2. The access road adjoining the land from Burnley Road to a point level with the northerly fence on the plan is not registered at the Land Registry, this does not mean that nobody owns it of course, it just means that they would have to register their interest. The Council has a right of way along the road linked with its ownership of the whole area of land through an 1896 Indenture granting rights to a predecessor in title to the Council. Your client should take independent legal advice as to whether he, as successor in title, from Nixon developers to whom the Council sold the site of the housing estate in the 1980's, has "inherited" the right of way.*

Environment Agency: No comment.

I can confirm we would have not commented on this application.

RBC Forward Planning: No objection.

The application is within the Countryside, not the urban boundary as stated in the application submission, though it is adjacent to it. Policy 1 of the adopted Core Strategy resists development outside the urban area unless it has to be located in the countryside. Policy 21 seeks to resist development outside rural settlement boundaries.

Policy 2 of the Core Strategy states that Council will deliver at least 3 700 new homes over the Plan period, equating to 247pa. Unallocated greenfield land should only be used where it meets the criteria set out in bullet 7.

On the basis of Core Strategy housing policies the proposal should be refused. However Paragraph 49 of NPPF applies if the local planning authority is unable to demonstrate a five year land supply, indicating that the Core Strategy policies on this topic should not be considered up to date. The Council formally withdrew the Site Allocations and Development Management Policies Document in February 2016 as work on the new SHMAA indicated that the Council would not be able to demonstrate a 5 year land supply. It would therefore be difficult to resist the current proposal on the grounds of being outside the Urban boundary.

The Core Strategy encourages good quality design (especially policies 23, 24). Paragraph 55 of NPPF indicates that isolated new dwellings in the countryside should normally be resisted unless they are of exceptional quality or of an innovative nature. The proposal cannot be described as exceptional or innovative. However the proposal is not fully "isolated" in the sense that it is close to the urban boundary.

Policy 18 of the Core Strategy addresses issues of Biodiversity and Landscape Conservation. The proposal site is not within an area designated for its wildlife value nor is it in an Ecological Corridor (bullet 2). Care should be given to ensuring that protected species, such as badgers, are adequately considered in the scheme. Bullet 6 with respect to loss of and replacement of trees should be carefully considered too. Given the nature of the site it is important that appropriate indigenous species are used.

Conclusion

As the location is outside the urban boundary, the Core Strategy position on this proposal would be to recommend refusal. However, given NPPF Paragraph 49 and the absence of a 5 Year Land Supply it would be difficult in my view, to substantiate this. The design is utilitarian and is definitely not exceptional or innovative. It appears there is minimal damage to any ecological value on the site.

Overall, therefore, it is concluded that the proposal should be supported though any enhancements in the quality/sustainability of the design would be welcome.

Land Contamination: No objection subject to land contamination condition and informative.

The following documents have been reviewed:

- *Preliminary Risk Assessment (Desk Study) Worms Eye. 5th August 2015*
- *Extended Phase 1 Habitat Survey Report Version 1, Ecology Services. September 2015*

The Preliminary Risk Assessment (PRA) report advises that there are possibly on and off-site sources of landfill / ground gasses. It also advises that the gas generation potential is moderate to high. The proposed 3 month monitoring period is therefore not sufficient for a proposed residential development. Guidance recommends a period of around 12 months (Refs: CIRIA C665 & The Local Authority Guide to Ground Gas). Reduced periods of monitoring would need to be suitably justified and the developer would also need to demonstrate that worse case conditions have been recorded. The developer should reference guidance when specifying the proposed number of monitoring wells.

The PRA advises that the site is part of a filled former quarry and that the source and nature of the fill is unknown. The conceptual model then focuses on the potential contaminants as listed within the industry profile for Textile Works. The scope of the analytical suite may therefore have to be widened to cover potential unknown determinands. (The contaminants listed within the industry profile section of the report do not cover all the contaminants as listed within the actual Industry Profile document.)

I recommend the following condition:

Contaminated Land

- 1. A Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority. 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 and the wider environment; and*
- 2. The details of any proposed Remedial Works shall be submitted to, and approved in writing by the Local Planning Authority. Such Remedial Works shall be incorporated into the development during the course of construction and completed prior to occupation of the development; and*
- 3. A Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that all remedial works undertaken on site were completed in accordance with those agreed by the LPA.*

Informative

If, during any works on site, contamination is suspected or found, or contamination is caused, the LPA shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales in agreement with the LPA.

The developer should note the comments above when submitting their proposed site investigation scheme.

Please note that these comments only relate to contaminated land. Additional environmental protection / pollution related comments may be expected from other planning consultees.

Coal Authority: No objection. Standing advice informative to be included should planning permission be granted.

Arborist: No objection subject to conditions.

Reference to the arboricultural survey report shows that only tree T7, a Norway Spruce, is of any merit (B1) and is also located outside the boundary of the site so should be retained. All other trees identified in the report for retention should be conditioned to be protected in accordance with the submitted arboricultural method statement and BS 5837 (2012) in the interests of retaining trees in good health and condition for public amenity. All work on site, including tree work and removals should be conditioned to be undertaken in accordance with BS 3998 (2010) in interests of safety and the future health and amenity of adjacent retained trees.

A landscape plan has been submitted but it is merely indicative and provides no detail of tree or plant sizes, numbers, locations, specification for ground preparation or planting. An arboricultural replacement planting report has been submitted and gives the necessary species, sizes, spacing and ground preparation and planting specification. However, it does not give the mix ratios of the different species and consequently total numbers of each species and their juxtaposition is not clear. It should be a condition that the planting report be suitably amended to include this information and a plan be submitted to clearly show where the planting is to be located.

LCC Flooding: No comment.

The Lead Local Flood Authority (LLFA) has no comment to make on the above application for the following reason:

It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2010.

United Utilities: No objection subject to conditions.

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul Water

Condition 1

Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Surface Water

Condition 2

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

The applicant can discuss any of the above with Developer Engineer, XXXXX, by email at wastewaterdeveloperservices@uuplc.co.uk.

Management and maintenance of Sustainable Drainage Systems

Regardless of the stage in the planning process, we recommend the Local Planning Authority includes a condition in their Decision Notice regarding a management and maintenance regime for Sustainable Drainage Systems. We suggest the following condition should be appropriate for most instances;

Condition 3

Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and*
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

We recommend the developer also contacts the Local Planning Authority along with the Lead Local Flood Authority to discuss surface water drainage as they will ultimately be the decision maker on this matter.

Water Comments

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information

United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Site drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.*

The comments made in this letter regarding site drainage reflect this approach.

Justification for Pre-commencement condition

If a 'Pre-commencement' condition has been requested in this correspondence, please consider the following information as justification of this request.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 6, we have been asked to provide written justification for any

pre-commencement condition we may have recommended to you in respect of surface water disposal.

The purpose of the planning system is to help achieve sustainable development. This includes securing the most sustainable approach to surface water disposal in accordance with the surface water hierarchy.

It is important to explain that the volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to use up a significant volume of capacity in our infrastructure. If we can avoid and manage surface water flows entering the public sewer, we are able to significantly manage the impact of development on wastewater infrastructure and, in accordance with Paragraph 103 of the NPPF, minimise the risk of flooding. Managing the impact of surface water on wastewater infrastructure is also more sustainable as it reduces the pumping and treatment of unnecessary surface water and retains important capacity for foul flows.

As our powers under the Water Industry Act are limited, it is important to ensure explicit control over the approach to surface water disposal in any planning permission that you may grant.

Our reasoning for recommending this as a pre-commencement condition is further justifiable as drainage is an early activity in the construction process. It is in the interest of all stakeholders to ensure the approach is agreed before development commences.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice has been displayed, a press notice published and 17 neighbour letters issued.

4 letters of objection have been received which raise the following issues;

The track is a shared access and maintained by the adjacent farms for their sole use. As such the applicant does not have rights of access to the plot.

The access route is un-adopted. Should planning permission be granted access would be subject to the applicant having a right of access to this private road. This is a private legal matter between the relevant parties.

Due to past industrial/quarrying uses the plot is contaminated.

The applicant has submitted a Phase 1 contamination report. Planning permission would be subject to the standard land contamination conditions.

The proposal would result in an unacceptable ecology impact including on badgers.

The applicant has submitted an initial ecology report. Ecology issues are further considered in the assessment section below.

The wider area suffers from flooding which was a particular issue in the past before several drains were installed. The development would require/result in the diversion of/damage to a

culvert which runs through the site. The application does not include diversion details. Such damage or diversion could harm neighbouring properties.

The flood consultee has not objected to the proposed development in terms of its flooding impacts. The proposal's flooding impacts are further assessed in the relevant section below.

The development would impact power lines which run through the plot on which neighbouring properties depend.

This is not a valid planning issue but rather a private legal matter between the relevant parties.

The applicant has entered the site to clear the land without the consent of 'any farm resident'.

The applicant has completed Certificate A on their planning application form indicating they own all of the land to be impacted by this proposal. The LPA has no cause to dispute the applicant's submission.

The proposed development would result in construction traffic unacceptably blocking the un-adopted lane.

Should planning permission be granted the applicant's contractors would be expected to act in a considerate manner.

The applicant has in the past refused to contribute to maintaining the un-adopted lane.

This is not a planning consideration. Access rights are a private legal matter between the relevant parties.

The proposed development would result in an unacceptable overlooking impact on the rear of adjacent properties to the south-east.

This issue will be considered further in the neighbour amenity section below.

The development's unacceptable amenity impact would harm local house prices.

The development's impact on house prices is not a valid planning consideration.

The development would be constructed on sloping land which is prone to flooding. Will a retaining wall/piling be included with the proposal to guard against land slippage?

This issue is considered further in the land stability section below.

8. ASSESSMENT

The main considerations of the application are:

The main considerations of the application are: 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; 4) Access/Parking; 5) Drainage; 6) Land Stability; and 7) Tree/Ecology Impact.

Principle

In considering the above Core Strategy Policies, it is noted that the application site is located in a Countryside Area and is outside the Urban Boundary, although the latter runs part way along the plot's south-east boundary with the properties immediately to the south on Rock Bridge Fold located within the Urban Boundary.

The Council does not have an up to date 5 year housing supply based on a Full Objectively Assessed Need (FOAN) assessment. This is due to a number of factors, mainly that the Council has yet to finalise its SHMAA as the Housing Market Area (HMA) is being finalised. The Council will keep under review whether it can demonstrate an up to date 5 year housing land supply once the data set is complete. However, it accepts that at the present time it is unable to demonstrate its FOAN.

Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development, as explained in paragraph 7 of the NPPF has three dimensions; economic, social, and environmental and these should not be taken in isolation.

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a 5 year supply of deliverable housing sites. As such the relevant Core Strategy Policies, for example Policy 1, which states development should normally take place within the urban boundary unless it has to be in the countryside, and Policy 21, which states that rural housing should occur within settlement boundaries unless it has to be in the countryside, are considered to be out of date and therefore carry limited weight in terms of the proposed development's location in a countryside area outside of the urban boundary.

In this instance NPPF Paragraph 14 is relevant in that it states that where the development plan is absent, silent or out of date, 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 or where specific policies in the Framework indicate development should be restricted.

Accordingly, the starting point for assessment of the application is that permission should be granted for the proposed scheme unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 55 of the NPPF states that to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and that LPAs should avoid new isolated homes in the countryside unless there are special circumstances. Whilst it is accepted that the proposed dwelling house would strictly be in a rural location, being on land designated as Countryside, it is nevertheless considered that the application plot, which as noted above is immediately adjacent to properties within the Urban Boundary and approximately 35m from Burnley Road East, an important arterial route serving the Borough with a number of Shops and several bus stops, is not in an isolated location.

As such it is considered that the proposed development would comply with the provisions of NPPF paragraph 55, in that it would not be on an isolated plot but rather in a sustainable location. In addition it is noted that the proposed development would make a small net contribution to the Borough's housing supply. However, the following sections of this report

consider the more detailed matters of design, amenity, highways and flooding etc. to assess whether there are any adverse impacts associated with the development and whether these would outweigh the benefits with reference to NPPF paragraph 14.

Visual amenity

The proposed dwelling and associated garage would be located at the urban-rural interface and would be visually prominent when viewed from Rock Bridge Fold and Burnley Road East due to its elevated position. The NPPF and the Core Strategy Policies seek to ensure development is visually acceptable with reference to design considerations and its visual impact on wider landscape setting, local character and the natural environment. Whilst it is accepted that the proposed development would be of a standard type in terms of its design and materials, being of no special architectural merit, it would nevertheless not have an unacceptable visual impact on its wider setting, through largely matching the properties to the south on Rock Bridge Fold in terms of its scale and detailing, and not being an overdevelopment of the plot. It is noted that the applicant proposes to carry out extensive landscaping works including tree planting, and it is considered that a satisfactory landscaping scheme would acceptably soften and screen the development when viewed from the south/south-east where the property's visual impact would be the most profound. Planning permission would be subject to conditions requiring the submission of materials samples, including natural stone wall fascias and natural slate roof tiles, together with a detailed landscaping scheme for the LPA's written approval prior to the commencement of development.

It is therefore concluded that the proposed development would comply with the NPPF and Core Strategy Policies 1, 18, 21, 23 and 24 in terms of its visual impact on countryside openness and rural landscape setting at this point provided it is subject to relevant materials samples and landscaping conditions.

Neighbour Amenity

The proposed development would introduce several habitable room windows/outlooks however only those along the property's south-east elevation, a kitchen-diner-lounge window and glazed double door, would overlook neighbouring dwellings, with these windows directly facing the rear of No. 6 Rock Bridge Fold. These windows would be 13.2m from the common boundary. They would also directly face rear facing windows in this neighbouring property's rear elevation, the separation distance being 32.36m which would exceed the minimum separation distance of 31.76m (20m plus an extra 3m per 2.5m difference in height – the proposed windows would be 9.8m higher than the neighbouring rear facing habitable room outlook).

Whilst it is accepted that the difference in height between the proposed dwelling and the adjacent properties to the south would result in a somewhat overbearing impact, this would nevertheless be acceptable subject to an acceptable boundary treatment and landscaping plan (as noted above) including screening vegetation along the south-east boundary. Planning permission would be subject to conditions requiring the submission of boundary treatment and landscaping details for the LPA's written approval prior to the commencement of development.

The development would therefore have an acceptable neighbour amenity impact with reference to Core Strategy Policies 23 and 24 subject to conditions requiring the LPA's approval of landscaping and boundary treatment details prior to the commencement of development.

Access/Parking

The proposed development would require a new vehicle access from a private access track. This 2 bedroom property would have a detached garage and an area of hard standing capable of accommodating in excess of 2 off-street parking spaces, which would be acceptable. The Highways consultee has not objected to the proposed development subject to several conditions.

Drainage

The wider area has historically suffered from flooding and it seems that the Council has at some point constructed several drainage culverts and other works to channel surface waters into a nearby watercourse thereby reducing damage to the access road and surrounding properties. The development would in part be built over one such drainage culvert which bisects the site running from north to south, and, whilst there is some uncertainty as to the culvert's specific route, construction works could impact this and other similar structures on site. It is noted that the drainage consultees have not raised any specific objections or comments regarding the proposed development, however planning permission would be subject to a condition that prior to the commencement of development the applicant must fully investigate the presence of on-site drainage features and submit details of a scheme to protect the same during construction works to the LPA's satisfaction.

It is noted that both LCC Sustainable Drainage and United Utilities have not objected to the proposed development.

Land Stability

Concerns have been raised by neighbouring occupants regarding the proposal's potential land stability impacts. Having regard to the site and the extensive works that would be required during construction, planning permission would be subject to a condition ensuring any potential risks are identified and addressed prior to the commencement of development having regard to government and National Planning Practice Guidance.

Tree/Ecology Impact

The Arborist has confirmed several of the current trees on-site will be removed as part of the development with 2 on-site trees and a further tree on the boundary to be retained. This consultee has not objected to the proposed development subject to the standard tree protection conditions and the submission of a detailed landscaping scheme including the type and location of proposed replacement vegetation/tree planting.

It is noted that the Ecologist and the Environment Agency has not raised any objections to the proposed development.

9. SUMMARY REASON FOR APPROVAL

The proposed development would be located within the Countryside however this would be in a sustainable and accessible location being at the urban-rural interface and Core Strategy Policies 1, 2, 3 and 21 restricting the siting of such development within the Countryside are out of date meaning the weight which the LPA can attach to them is limited. The proposal for a single dwelling would make a small contribution towards the Borough's supply of housing and, subject to compliance with planning conditions, has been

found to be acceptable in terms of its design, amenity, highways/parking, ecology, tree, land stability and flooding impacts. It is considered that the proposed development accords with Policies AVP 3, together with Policies 1, 8, 9, 18, 21, 23 and 24 of the Council's Core Strategy, and the National Planning Policy Framework.

10. **RECOMMENDATION**

That the application be approved subject to conditions:-

CONDITIONS

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following unless otherwise required by the conditions below:

'General Arrangement', drawing number 2015/55-01 Rev K, received 20 May 2016;

'Sections', drawing number 2015/55-02 Rev F, received 20 May 2016;

'Landscape Plan', drawing number 2015/55-03 Rev B, received 20 May 2016; and

'Garage Plan and Elevations', drawing number 2015/55, received 16 May 2016.

Reason: To ensure the development complies with the approved plans and avoids undue harm to visual or neighbour amenity, in accordance with Policy 24 of the Adopted Core Strategy (2011).

3. Prior to the commencement of above development samples of all external materials to be used, including natural stone fascias and natural slate roof tiles, shall be submitted to the Local Planning Authority for their approval in writing. The development shall be constructed in accordance with materials approved and shall not be varied.

Reason: In the interests of visual amenity and to comply with Policies 1 and 24 of the Adopted Core Strategy (2011).

4. Contaminated Land

1. A Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority. 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 and the wider environment; and

2. The details of any proposed Remedial Works shall be submitted to, and approved in writing by the Local Planning Authority. Such Remedial Works shall be incorporated into the development during the course of construction and completed prior to occupation of the development; and

3. A Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that all remedial works undertaken on site were completed in accordance with those agreed by the LPA.

Reason: To ensure that the development is adequately protected from the migration of gas and other contaminants, in accordance with Policy 18 of the Adopted Core Strategy (2011).

5. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties, in accordance with Policies 1 and 24 of the Adopted Core Strategy (2011).

6. Prior to the commencement of development a hard and soft landscaping scheme, including details of all boundary treatments, replacement planting to compensate for the loss of trees on site, including the type and location of proposed trees, and details of bird nesting and bat roosting boxes, shall be submitted to and approved in writing by the Local Planning Authority. The fencing/ hard standings shall be implemented prior to first occupation of the development; and the approved planting scheme shall be implemented in the first planting season following commencement of the development. Any trees or shrubs removed, dying or becoming severely damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless the Local Planning Authority has otherwise agreed in writing.

Reason: In the interests of visual amenity and biodiversity in accordance with Policies 1, 18 and 24 of the Adopted Core Strategy (2011) and the NPPF

7. No development shall be started until all the trees within (or overhanging) the site, with the exception of those trees clearly shown to be felled on the submitted plan, have been surrounded by substantial fences which shall extend to the extreme circumference of the spread of the branches of the trees (or such positions as may be agreed in writing by the Local Planning Authority). Such fences shall be erected in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: In the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990 and to comply with Policy 18 of the Adopted Core Strategy (2011).

8. No trees (other than those clearly shown to be so affected on the submitted plan) shall be topped, lopped or cut down without the prior written approval of the Local Planning Authority and any trees dying or being removed before or within 5 years of completion of the development hereby permitted shall be replaced within 12 months of removal or death in accordance with details which shall have been submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990 and to comply with Policy 18 of the Adopted Core Strategy (2011).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending or revoking and re-enacting that Order) no extensions, alterations or outbuildings shall be carried out within the terms of Classes A, B and E, F, H of Part 1 of Schedule 2 without the prior consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and in accordance with Policies 1 and 24 of the Adopted Core Strategy (2011).

10. No development shall take place until an investigation of the site has been undertaken to ascertain whether the site is affected by slope instability. The investigation shall be undertaken in accordance with a brief which shall first be submitted to and approved in writing by the Local Planning Authority. The results of the investigation shall be provided to and approved in writing by the Local Planning Authority and shall include a scheme for any necessary remedial measures and drainage provision. No development shall take place until the Local Planning Authority has approved a scheme for remedial measures. The approved remedial measures shall be implemented in full and written evidence to confirm the completion of the work provided to the Local Planning Authority before the dwelling is occupied.

Reason: To ensure the area is fully stabilized and to ensure the successful development of the site, in accordance with Policies 1 and 24 of the Adopted Core Strategy (2011).

11. Prior to the commencement of the development hereby approved, a scheme for the disposal of foul and surface waters within the site, which will be drained on separate systems, and shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy 24 of the Adopted Core Strategy (2011).

12. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

13. No development shall take place until an investigation of the site has been undertaken to ascertain the exact location of the surface water drainage culvert and any other

similar drainage features on-site, and whether the proposed development would impact the on-site drainage features. The investigation shall be undertaken in accordance with a brief which shall first be submitted to and approved in writing by the Local Planning Authority. The results of the investigation shall be provided to and approved in writing by the Local Planning Authority and shall include a scheme for any necessary remedial measures and drainage provision. No development shall take place until the Local Planning Authority has approved a scheme for remedial measures. The approved remedial measures shall be implemented in full and written evidence to confirm the completion of the work provided to the Local Planning Authority before the dwelling is occupied.

Reason: To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policy 24 of the Adopted Core Strategy (2011).

14. Prior to the commencement of the development, details of wheel washing facilities for construction traffic connected with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed prior to the commencement of the development, and once installed such facilities shall be used to prevent mud and other debris being deposited on the highway(s) during the construction of the development hereby permitted.

Reason: In the interests of highway safety and to comply with Policy 24 of the Adopted Core Strategy (2011).

15. Prior to the use of the proposed access 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 with bound porous material.

Reason: In the interests of highway safety and to comply with Policy 24 of the Adopted Core Strategy (2011).

16. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

Reason: In the interests of highway safety and to comply with Policy 24 of the Adopted Core Strategy (2011).

INFORMATIVE NOTES

1. Standard approval informative – amended to be compatible with the NPPF;
2. Coal standing advice informative;
3. It appears that your land shown red edged on the submitted plan abuts the Council's but does not include any of it. It would appear that the Land Registry have adjusted the relevant registered boundaries at some point in the past. The access road adjoining the land from Burnley Road to a point level with the northerly fence on the plan is not registered at the Land Registry, this does not mean that nobody owns it of course, it just means that they would have to register their interest. The Council has a right of way along the road linked with its ownership of the whole area of land through an 1896 Indenture granting rights to a predecessor in title to the Council. Your client should take independent legal advice as to whether he, as successor in title, from Nixon developers

to whom the Council sold the site of the housing estate in the 1980's, has "inherited" the right of way.

4. If, during any works on site, contamination is suspected or found, or contamination is caused, the LPA shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales in agreement with the LPA.
5. We recommend the developer also contacts the Local Planning Authority along with the Lead Local Flood Authority to discuss surface water drainage as they will ultimately be the decision maker on this matter.
6. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.
7. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.
8. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.
9. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.
10. United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region:

Site Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The comments made in this letter regarding site drainage reflect this approach.

Justification for Pre-commencement condition

If a 'Pre-commencement' condition has been requested in this correspondence, please consider the following information as justification of this request. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 6, we have been asked to provide written justification for any pre-commencement condition we may have recommended to you in respect of surface water disposal. The purpose of the planning system is to help achieve sustainable development. This includes securing the most sustainable approach to surface water disposal in accordance with the surface water hierarchy.

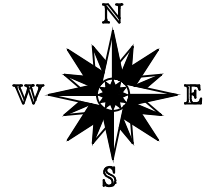
It is important to explain that the volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to use up a significant volume of capacity in our infrastructure. If we can avoid and manage surface water flows entering the public sewer, we are able to significantly manage the impact of development on wastewater infrastructure and, in accordance with Paragraph 103 of the NPPF, minimise the risk of flooding. Managing the impact of surface water on wastewater infrastructure is also more sustainable as it reduces the

pumping and treatment of unnecessary surface water and retains important capacity for foul flows.

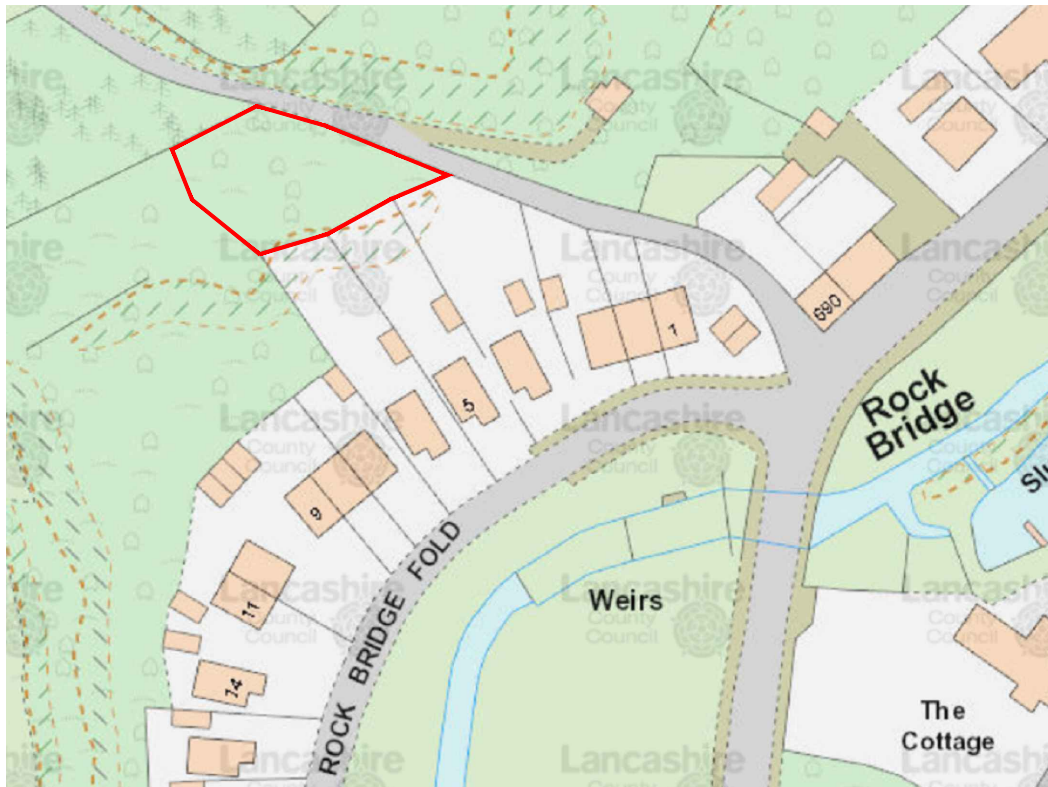
As our powers under the Water Industry Act are limited, it is important to ensure explicit control over the approach to surface water disposal in any planning permission that you may grant.

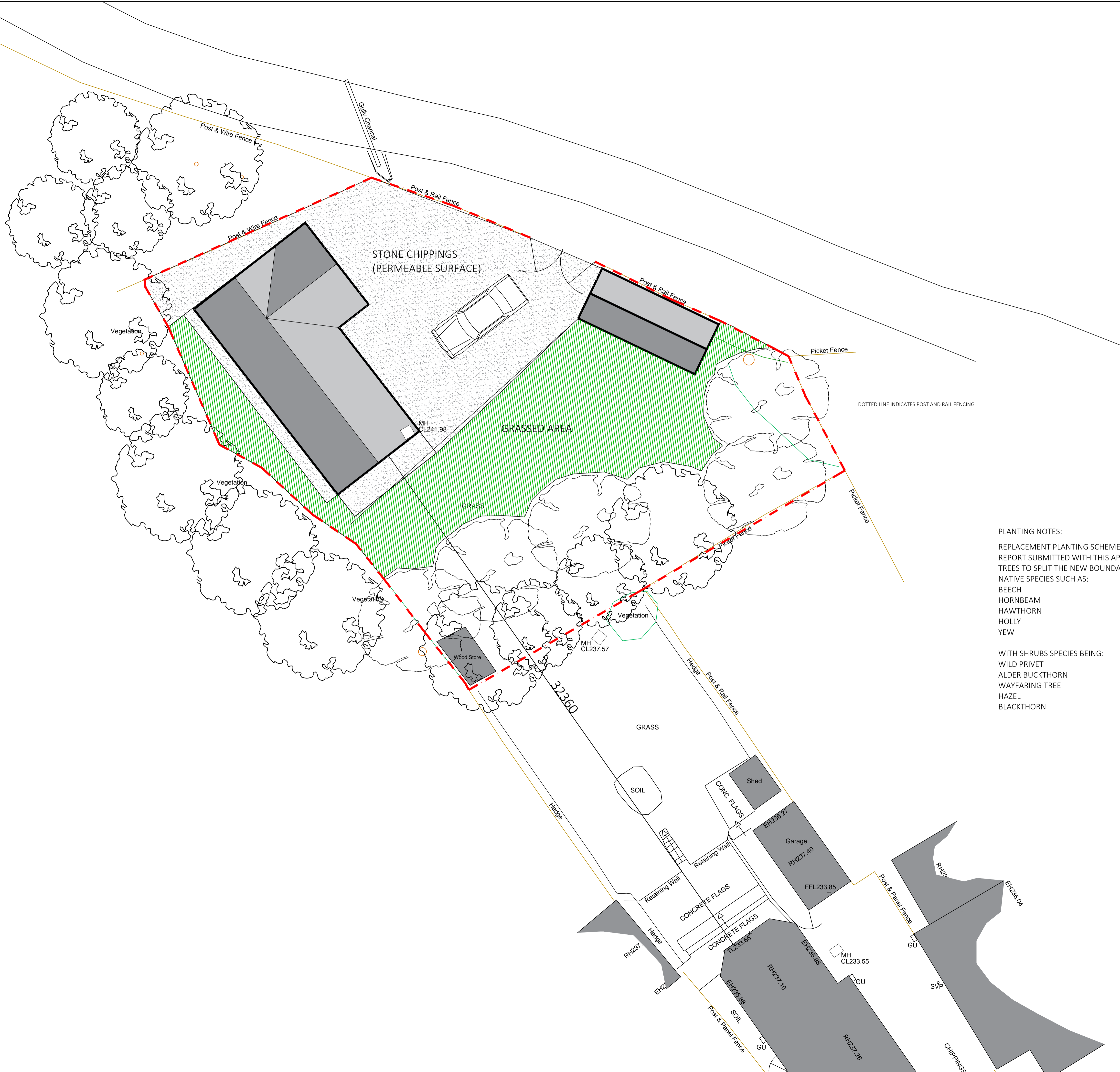
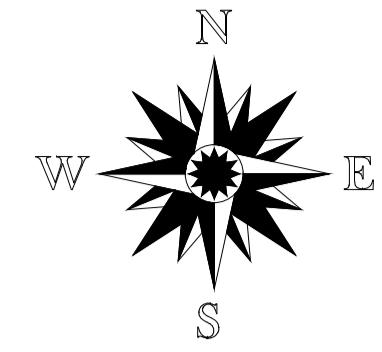
Our reasoning for recommending this as a pre-commencement condition is further justifiable as drainage is an early activity in the construction process. It is in the interest of all stakeholders to ensure the approach is agreed before development commences.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.



20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
mob: 07528809176 tel 01706 870944
e: edmodesign@yahoo.com





DOTTED LINE INDICATES POST AND RAIL FENCING

PLANTING NOTES:

REPLACEMENT PLANTING SCHEME REFER TO MAD ABOUT TREES REPORT SUBMITTED WITH THIS APPLICATION. TREES TO SPLIT THE NEW BOUNDARY TO BE:

- NATIVE SPECIES SUCH AS:
- BEECH
- HORNBEAM
- HAWTHORN
- HOLLY
- YEW

WITH SHRUBS SPECIES BEING:

- WILD PRIVET
- ALDER BUCKTHORN
- WAYFARING TREE
- HAZEL
- BLACKTHORN

GENERAL NOTES

NOTES

Rev	Date	Title

Client:	Mr Richard Urwin
Project:	Proposed new dwelling at land to rear of Rockbridge Fold, Water Rossendale
Job No.:	2015/55
Title:	Landscape Plan
Date:	15.10.15
Drn.:	B. Edmondson
Scale:	1:200@A1
Checked:	

2015/55-03	rev. B
------------	--------

20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
mob: 07528809176 tel 01706 870944
e:info@edmondsondesignservices.co.uk

GENERAL NOTES

NOTES

Rev	Date	Title

Client
Mr Richard Urwin

Project
Proposed new dwelling at land to rear of Rockbridge Fold, Water Rossendale

Job No.
2015/55

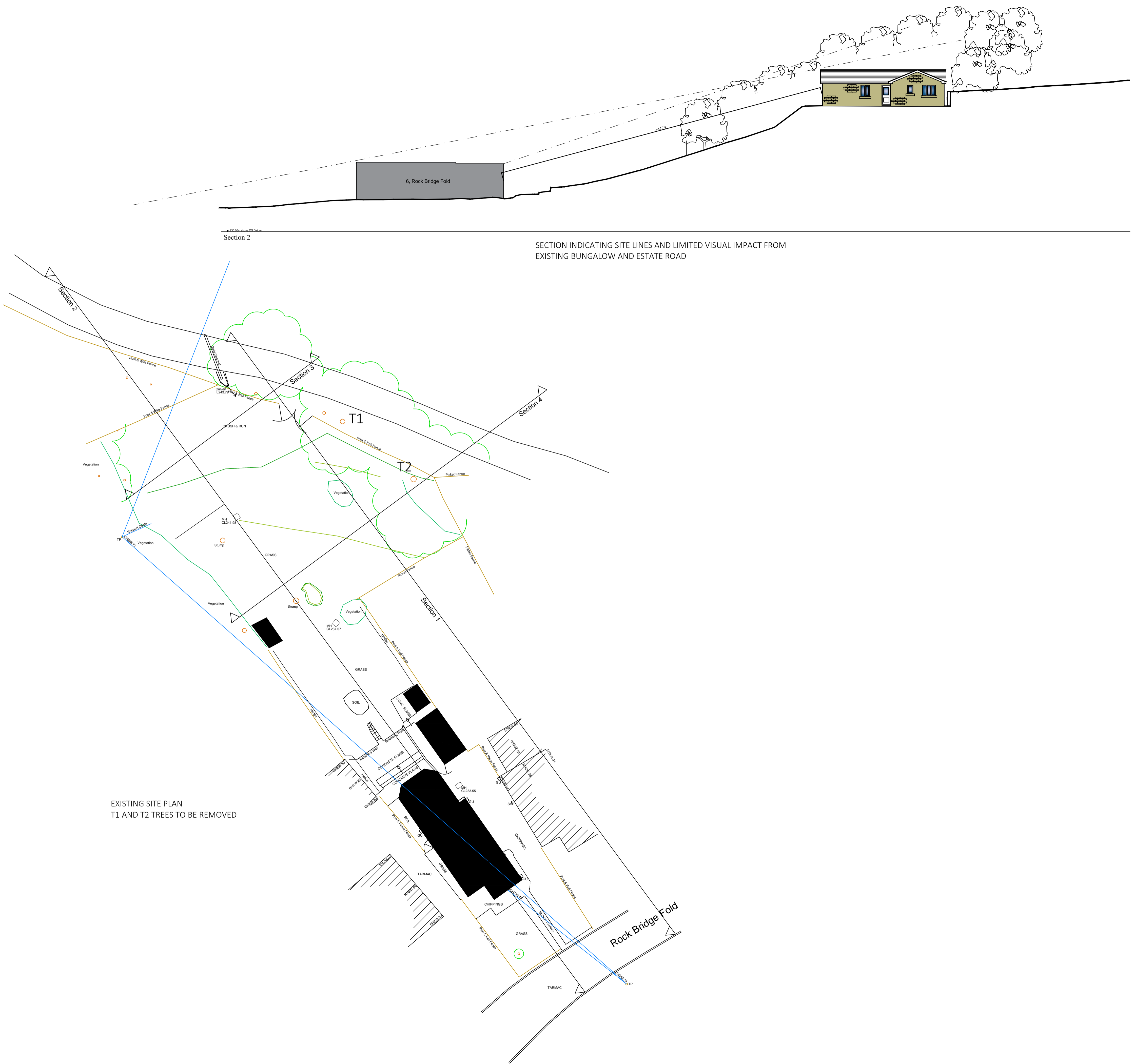
Title

Sections

2015/55-02	rev. F		
Date 15.10.15	Drn. B. Edmondson	Scale 1:200@A1	Checked

EDS
EDMONDSON
DESIGN SERVICES

20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
mob: 07528809176 tel: 01706 870944
e:info@edmondsdesignservices.co.uk



SECTION INDICATING SITE LINES AND LIMITED VISUAL IMPACT FROM EXISTING BUNGALOW AND ESTATE ROAD

EXISTING SITE PLAN
T1 AND T2 TREES TO BE REMOVED

GENERAL NOTES

Empty box for general notes.

NOTES

Rev	Date	Title

Client
Mr Richard Urwin

Project
Proposed new dwelling at land to rear of Rockbridge Fold, Water Rossendale

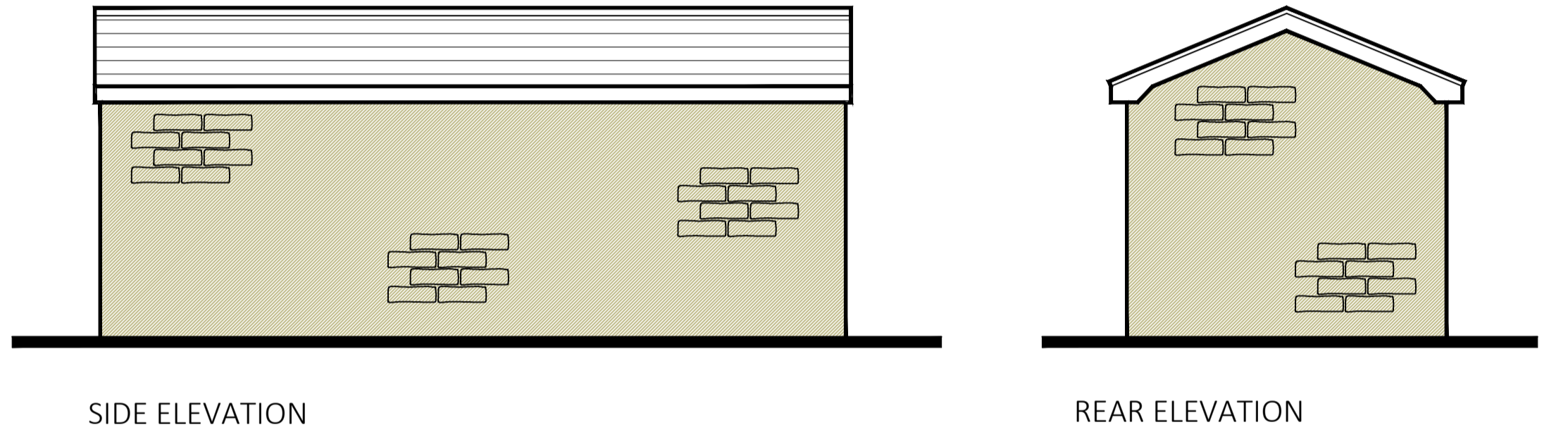
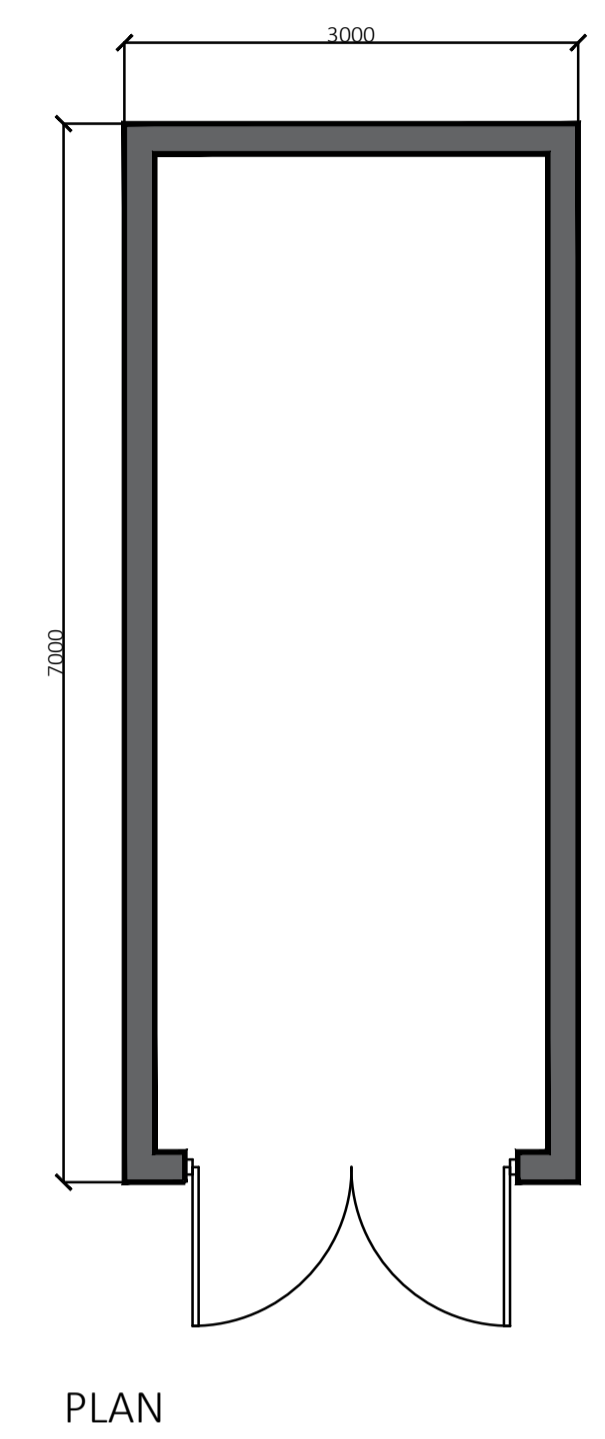
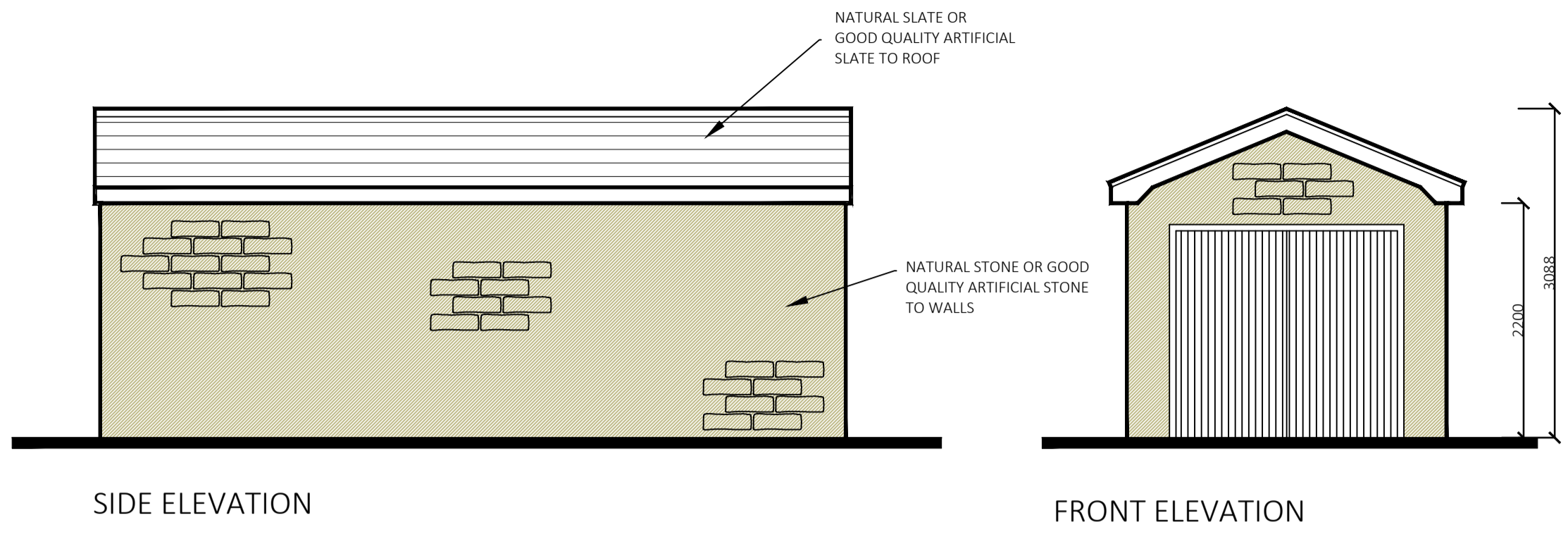
Job No.	Area	File Ref
2015/55		

Title
Garage Plan and Elevations

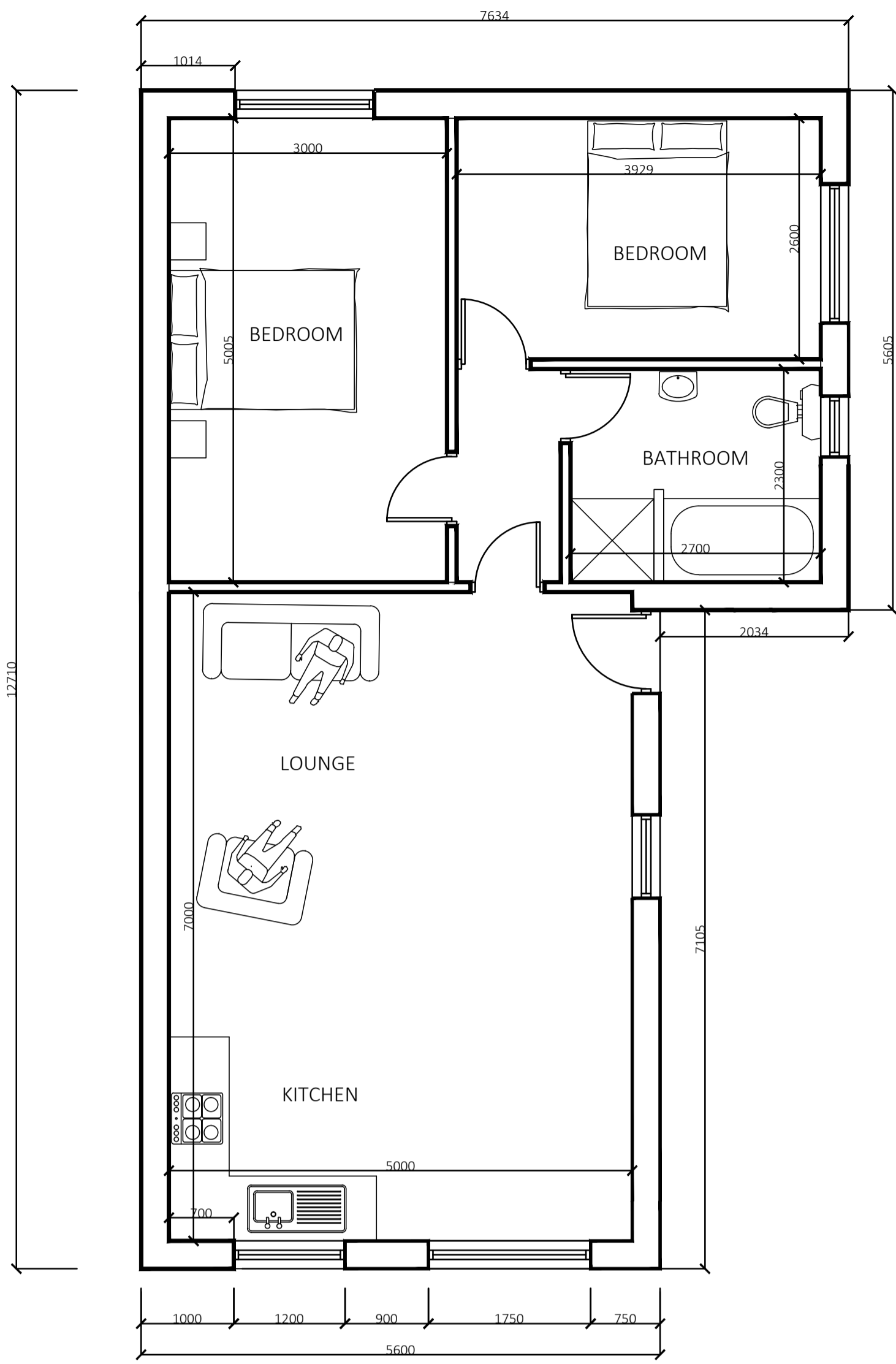
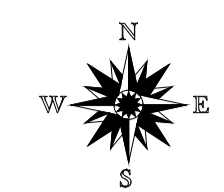
2015/55-04	rev. A		
Date	Drn.	Scale	Checked
15.10.15	B. Edmondson	1:50@A1	



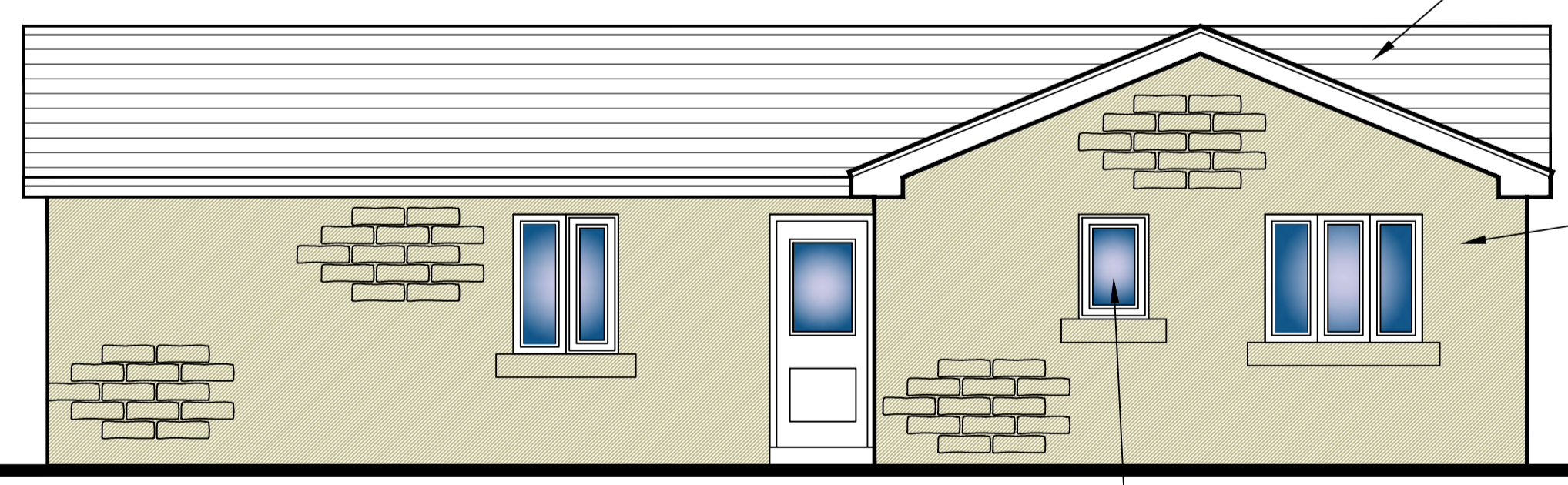
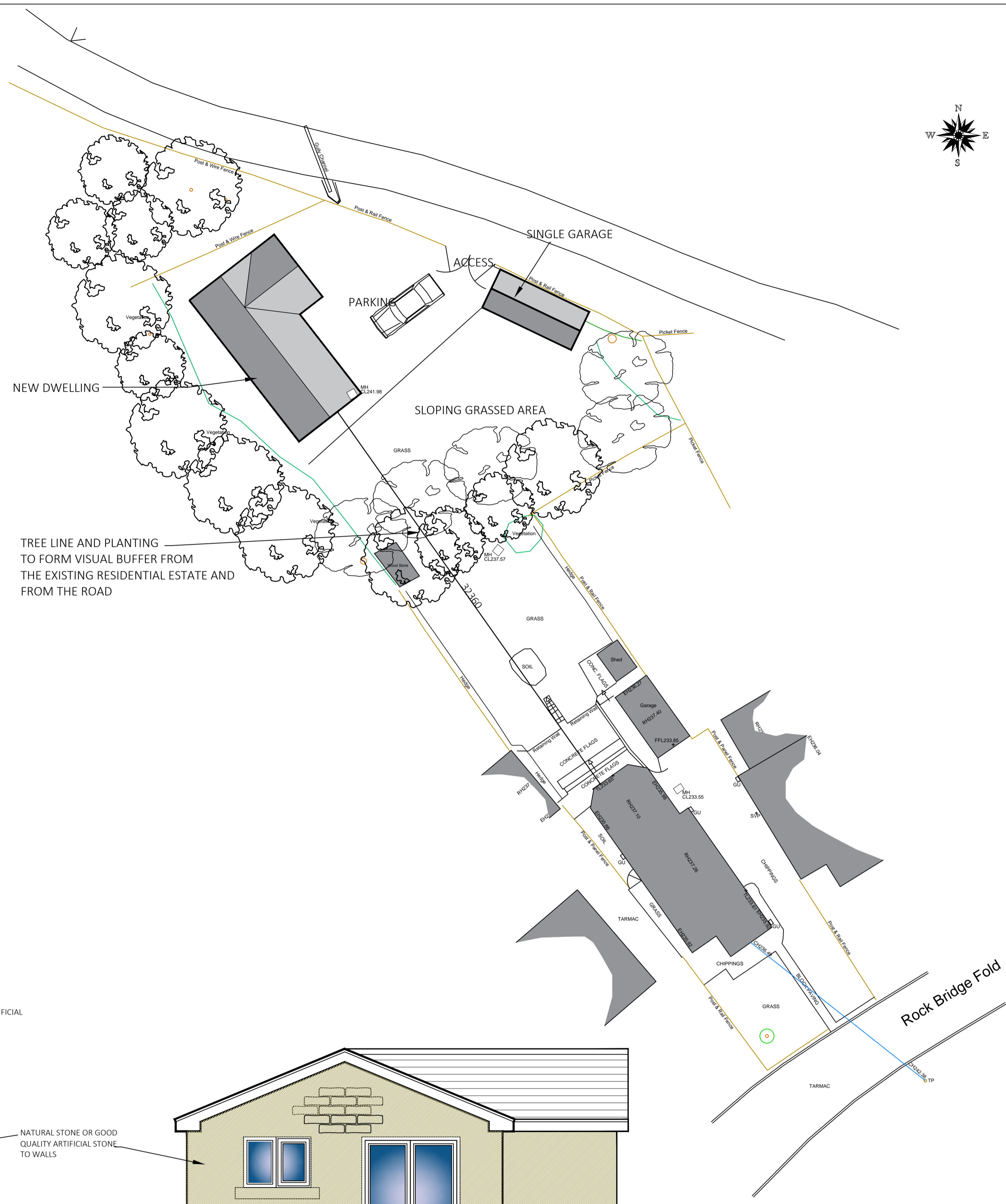
20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
mob: 07528809176 tel 01706 870944
e:info@edmondsondesignservices.co.uk



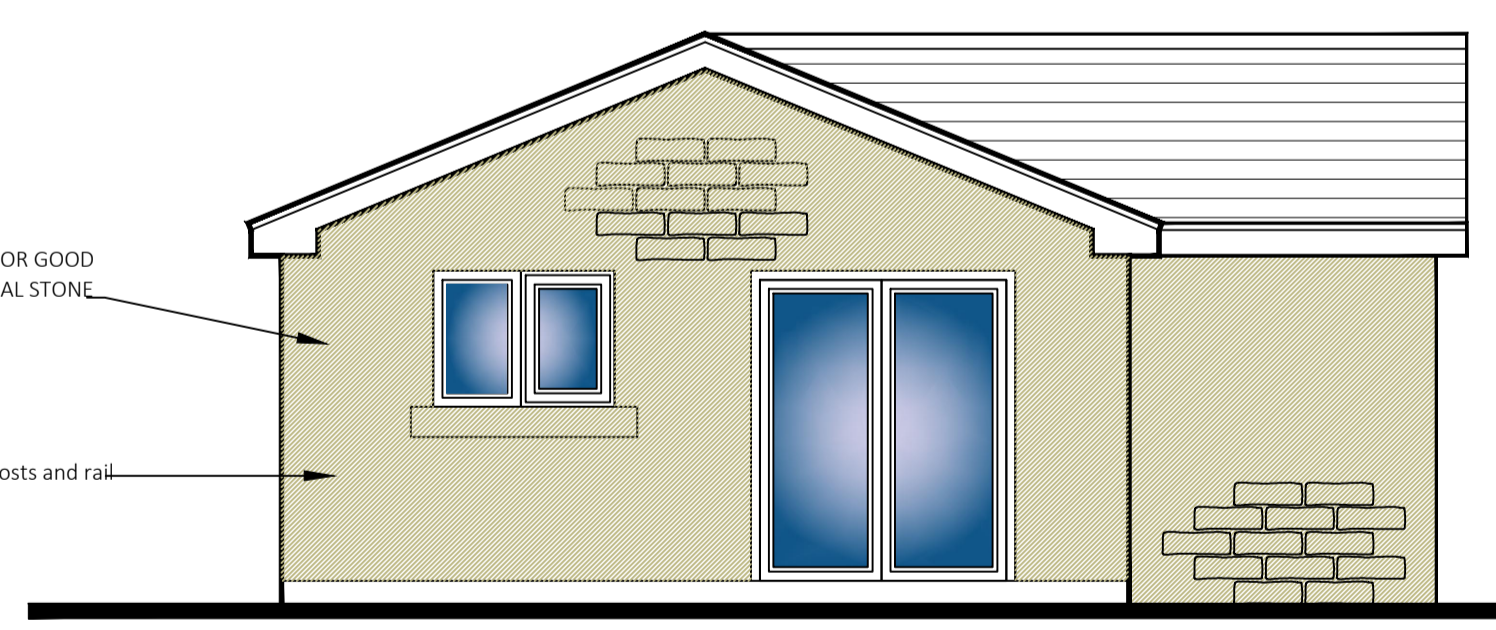
DO NOT SCALE



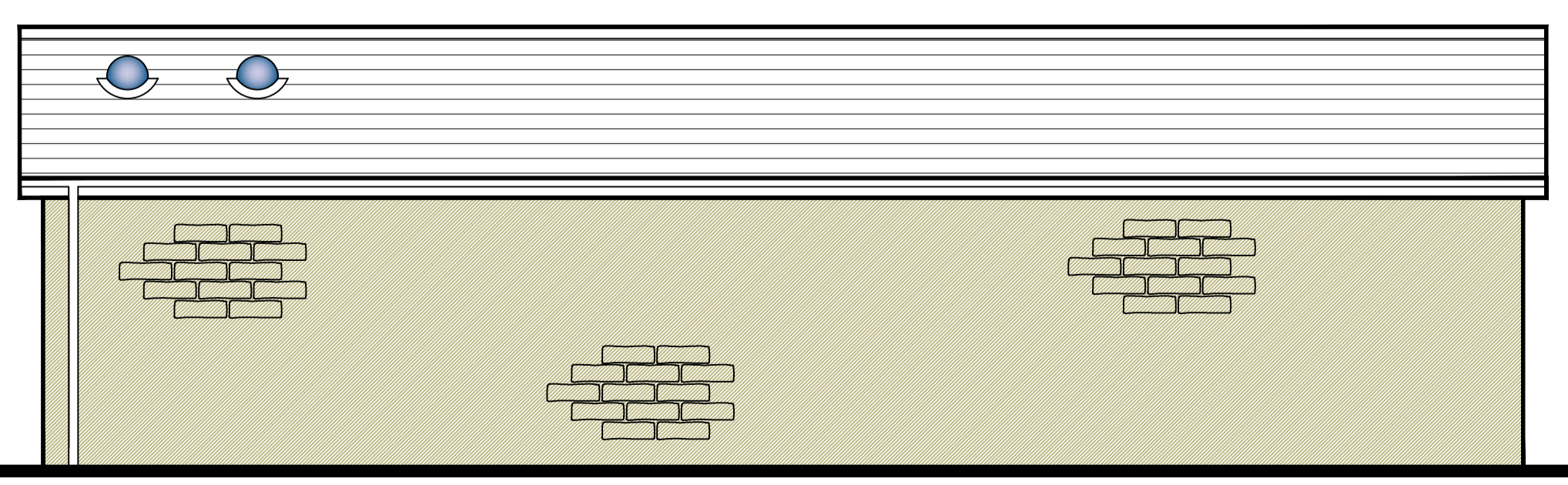
GROUND FLOOR PLAN



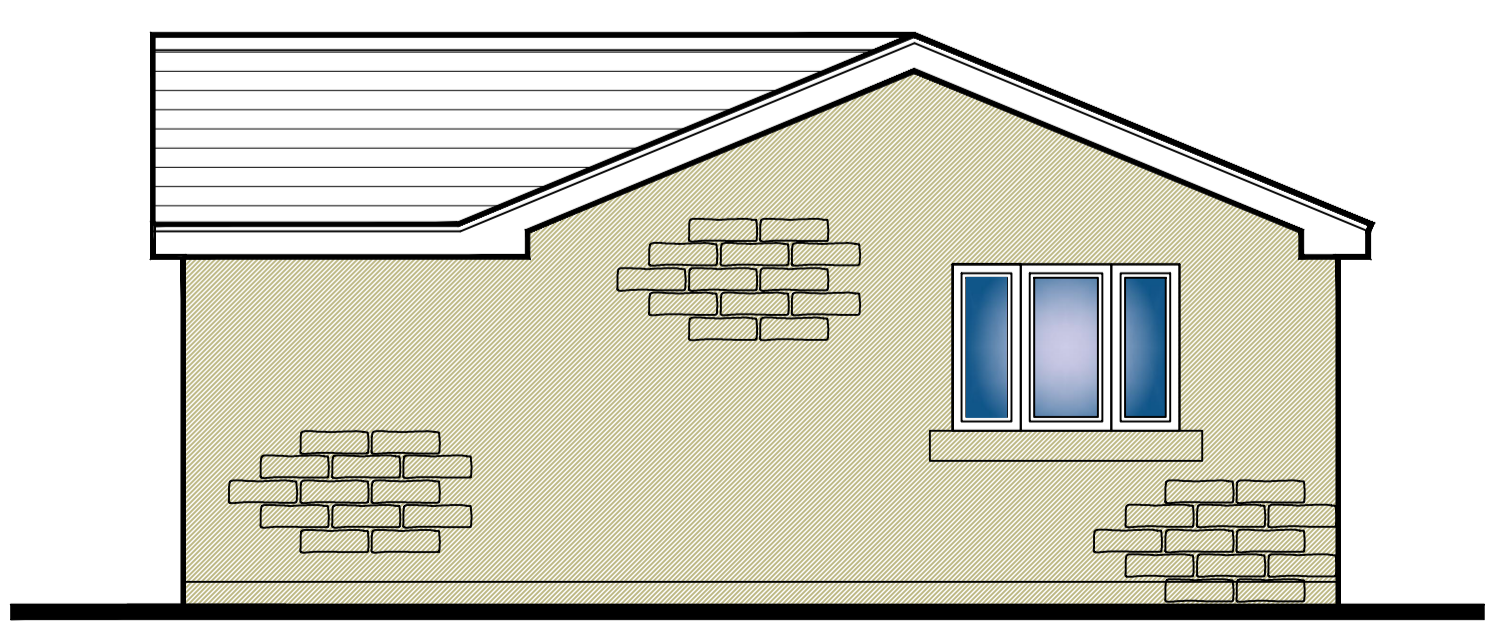
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

NATURAL SLATE OR GOOD QUALITY ARTIFICIAL SLATE TO ROOF

NATURAL STONE OR GOOD QUALITY ARTIFICIAL STONE TO WALLS

Timber posts and rail

UPVC WINDOWS, DOORS, FASCIAS AND SOFFITS, NOT WHITE

GENERAL NOTES

Area for general notes and specifications.

NOTES

Table with columns for Rev, Date, and Title.

Client: Mr Richard Urwin

Project: Proposed new dwelling at land to rear of Rockbridge Fold, Water Rossendale

Job No: 2015/55

Title: General Arrangement

2015/55-01

Date: 15.10.15, Drawn by: B. Edmondson, Scale: 1:50,200@A1, Checked: K



20 Fernhill Drive, Stacksteads, Bacup, Lancashire, OL13 8JS, mob: 07528809176, tel: 01706 870944, e:info@edmondsondesignservices.co.uk