

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 10 SEPTEMBER 2009

REF: SW/EL

CHECKED BY:

APPLICATION NO: 3/2009/0640/P (GRID REF: SD 376906 456028)
PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING, CREATION OF NEW
VEHICULAR ACCESS AND ACCESS ALTERATIONS. ERECTION OF ONE
DWELLING/CONVERSION OF BUILDING TO FORM HOLIDAY COTTAGE AND CHANGE OF
USE OF PADDOCK TO RESIDENTIAL CURTILAGE. RESUBMISSION AT SMITHY
COTTAGE, TOSSIDE

PARISH COUNCIL: No objections.

ENVIRONMENT No objections in principle on highway safety grounds.
DIRECTORATE
(COUNTY SURVEYOR):

ADDITIONAL No comments received.
REPRESENTATIONS:

Proposal

This application has three component parts which can best be described as follows.

Works to existing dwelling

There is presently a two storey dwelling on site with attached single storey structures. The submitted plans denote the demolition of the single storey parts and works to the house namely the provision of a pitched roof to the existing flat roof dormer type addition on the front elevation and pitched roofs to existing single storey side and rear elevations. These works were approved under a previous scheme which concerned itself with holiday let accommodation (3/2008/0125/P).

The scheme incorporates a single storey pitched roof garage between the house and Longtons Lane to its west with overall approximate dimensions of 5.8m x 6.3m x 4.1m to the apex of its pitch.

Construction materials to the works to the garage would be painted render to the walls to match the house with a blue slate roof.

A new access is proposed to serve the house to its south leading from Longtons Lane. A turning head would be formed within the dwellings rear garden area.

New dwelling

The plans denote the erection of a two storey detached dwelling to the west of the existing dwelling set forward of the building line to that dwelling and a slight angle to infill a gap between the existing house and an outbuilding (see below for treatment to the latter building). The dwelling would have overall approximate dimensions of 10.3m x 6.5m x 7.2m to the apex of its

pitch with a porch position centrally on the front elevation some 2.6m x 1.9m x 3.5m in height. Construction materials would be stone under a slate roof with UPVC windows and doors. Whilst no garage is shown, there is an area of pavers between this unit and the existing unit to provide a parking space.

Holiday cottage

There is presently a single storey attached outbuilding in the north west corner of the site which it is proposed to convert to holiday let. The details are identical to that approved previously under 3/2008/0125/P and involve the reconfiguration of some of the existing openings in the structure.

The new dwelling and holiday cottage will have a shared access from the highway with turning space on to which they will front. The eastern access of the two that exist at present on site will be altered to serve this purpose which necessitates setting back and rebuilding of the boundary wall to the right on egress with the western access being closed off and the boundary made good.

Site Location

Smithy Garage fronts on to the south west corner of the road junction of the B6478 and Longtons Lane in the centre of Tosside opposite the grade II listed public house. The entire site falls within the settlement limit of Tosside as defined in the Districtwide Local Plan and lies within the Area of Outstanding Natural Beauty. Land to the immediate west and south of the detached outbuilding is designated essential open space.

Relevant History

3/2008/1025/P – Extension and alterations to dwelling, creation of new vehicular access and access alterations. The erection of two new dwellings and change of use of paddock to residential curtilage. Withdrawn.

3/2008/0125/P – Construction of three holiday cottages. Change of use of outbuildings to holiday cottage and alterations to dwelling (resubmission). Approved with conditions 1 April 2008.

3/2007/1105/P – Construction of three holiday cottages. Change of use of outbuilding to holiday cottage and alterations to dwelling. Refused 29 January 2008.

Relevant Policies

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy G6 - Essential Open Space.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV19 - Listed Buildings.
Policy H10 - Residential Extensions.
Policy H12 - Curtilage Extensions.
Policy SPG – “Extensions and Alterations to Dwellings”
Policy RT1 - General Recreation and Tourism Policy.
Policy RT3 - Conversion of Buildings to Tourism Related Uses.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are principles of development, highway safety and visual and residential amenity. Given the scheme is in three component parts – each of which has different policy considerations in respect of principle – it is easiest to consider them in turn as follows.

Works to existing dwelling

As stated previously most of the works detailed here have previously been approved under 3/2008/0125/P and thus it is the provision of garage and vehicular access that require more detailed consideration here. The County Surveyor has raised no objection to this particular element of the scheme and in visual terms I do not consider that the built form of the garage would prove significantly detrimental to the visual amenities of the Area of Outstanding Natural Beauty. It will appear subservient to the main dwelling with the latter remaining the dominant built form in the wider environment. Thus, I consider this aspect to accord with policy.

Holiday cottage

Again, for Member information, the principle of conversion to a holiday cottage and the external alterations to this building have previously been approved. The key difference is the extent of curtilage and boundary treatment. The land to the immediate west of this structure is designated essential open space with Policy G6 advising that *development will not be permitted... unless it does not compromise the visual quality and value of general openness or the recreational value of the site*. The built development is the change of use of the building and development on the essential open space itself is limited to the change of use of the paddock to residential curtilage – a small part for the holiday let but mainly for the new dwelling. The paddock currently enables views out from the village and use of the land as garden would not preclude this. Given it has no recreational opportunities other than for the owner of the land, its use as a garden would comply with Policy G6. The extent of garden offered to the holiday let is modest as would be expected for accommodation of this type with a 2m high timber fence ensuring a degree of privacy. Again, given the site is wholly within the defined settlement limit, I am of the opinion that a change of use from paddock to residential curtilage is appropriate in land use terms.

Thus having considered the above, I am of the opinion that the creation of holiday let accommodation if subject to controls over occupancy, is in accordance with plan policy and that the design would not significantly affect the visual amenities of the Area of Outstanding Natural Beauty or setting of the listed building directly opposite.

New dwelling

In considering the principle of a new dwelling in this location, it is important to have regard to Policy G4 of the Districtwide Local Plan which allows for the use of infill sites not defined as essential open space. The land where the property is to be sited does, in my opinion, constitute a small gap within a small group of buildings (dwelling to its west and building to its north east to be converted to holiday let as described above), is not designated essential open space and would not lead to a fragmented pattern of development. Thus, subject to an appropriate design, development would accord with Policy G4.

The design put forward is a simple two storey stone dwelling. It has a garden area which is irregular in shape and wraps round the rear of the proposed holiday let but I do not consider that this arrangement would lead to any significant loss of privacy to future occupants of the holiday let. In terms of potential overlooking from the new dwelling, it presents a blank gable facing towards the existing house and at first floor a bedroom and obscure glazed bathroom window facing across the garden area to the holiday let. In terms of residential amenity, I do not consider that the properties at either side of the new dwelling will be significantly affected should it be built. The site does occupy a relatively prominent position on the roadside and the development will be plainly visible to those approaching Tosside via either Longtons Lane from the south or the B6478 from the west. I am mindful that with a ridge height of approximately 7.2m it is roughly 1.2m higher than that of the existing dwelling on site. However, I do not consider that in visual terms a dwelling of these proportions and design would appear significantly out of keeping with the area or detract from the visual qualities of the immediate environment – Tosside having properties of varying styles and heights.

With regard to highway safety matters I am guided by the observations of the County Surveyor who has raised no objection and therefore on the basis of this I recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The unit(s) of accommodation on Plot 1 shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings".

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the units on Plots 1 and 2 including any development within their curtilages as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and G6 of the Ribble Valley Districtwide Local Plan.

5. The first floor window on the north west elevation of plot 2 serving an en-suite shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of development precise specifications of the boundary wall treatment of the site to the B6478 shall be submitted to and approved in writing by the Local Planning Authority. The boundary shall be constructed in accordance with the details so approved and thereafter retained in perpetuity.

REASON: In the interests of visual amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.