



RIBBLE VALLEY
BOROUGH COUNCIL

0 8 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No. **320110646 P**

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Andrew	Surname:	Ball	
Company name:						
Street address:	Seven Acre Cottage			Country Code	National Number	Extension Number
	Forty Acre Lane			Telephone number:		
				Mobile number:		
Town/City:	Longridge			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	PR3 2TY					
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:		First Name:	Justin	Surname:	Cove	
Company name:						
Street address:	11 Fossgill Avenue			Country Code	National Number	Extension Number
				Telephone number:	07789 878188	
				Mobile number:		
Town/City:	Bolton			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BL2 3FR					

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name: SEVEN ACRE COTTAGE
Street address: FORTY ACRE LANE
LONGRIDGE
Town/City: PRESTON
County:
Postcode: PR3 2TY

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 361318
Northing: 438130

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Detached annexe in rear garden

Application reference number: 3/2006/0373 (allowed at appeal APP/T2350/A/06/2025777)

Date of decision: 04/04/2007

Please state the condition number(s) to which this application relates:

Condition number(s):

Condition 2

Has the development already started? ☒ Yes ☐ No If Yes, please state when the development was started: 13/06/2007

Has the development been completed? ☒ Yes ☐ No If Yes, please state when the development was completed: 30/01/2008

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

To allow the family annexe to be occupied as a separate dwelling

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

N/A

7. Site Visit

Can the site be seen from a public road public footpath bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Justin Surname: Cove
Person role: Agent Declaration date: 05/08/2011 ☒ Declaration made

8. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

320110646 P

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below:

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

Supporting Planning Statement

To allow the detached annexe to the rear of Seven Acre Cottage, Forty Acre Lane, Longridge to be occupied as a separate residential dwelling

August 2011

Introduction

This statement is in support of a planning application to remove condition 2 of 3/2006/0373 (allowed at appeal - APP/T2350/A/06/2025777) 'The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Seven Acre Cottage, Forty Acre Lane, Longridge PR3 2TY', which would permit the use of the existing detached family annexe as a separate dwelling.

Reason for application - change in personal circumstance

The reason for this application is that since the original approval in 2007 and the buildings subsequent construction and occupation, the family resident (father in law to applicant) is now living in alternative accommodation following a change in life circumstances. There are no other family members in need of ancillary accommodation and so there is no longer a requirement for the property to be retained as a family annexe.

Site and Surroundings

The detached annexe is currently located 28m to the rear of Seven Acre Cottage, Forty Acre Lane just to the north of the settlement boundary of Longridge. It is within the established extensive domestic curtilage of the main house and was erected in 2008 in accordance with the approved plans submitted with application 3/2006/0373. There are no physical alterations proposed as part of this proposal.

Proposal

As stated above, this application is being submitted as a result of a change in personal circumstances and the intention of removing Condition 2 is to create an independent household, with its own defined residential curtilage.

The accompanying site plan demonstrates the extent of each property's resultant outdoor amenity space and residential curtilage. The existing access is to be shared by both properties and there are no intentions for any boundary treatment between the two properties at this stage as the dividing boundary is across the hardstanding area between the two properties, which will continue to be used for off street car parking and vehicle movements to and from the access onto Forty Acre Lane.

Justification for proposal

The material considerations considered to be of relevance to this application are as follows:

- The principle of development and Ribble Valley's current 5 year housing supply
- Design Issues
- Impact upon the character of the area
- Impact on highway safety
- Impact on amenity of neighbouring residents

Each of these matters will now be considered in turn.

The principle of development and Ribble Valley's current 5 year housing supply

As acknowledged by the Council in recent applications similar to this proposal, a five year housing supply is not currently identified in Ribble Valley and on this basis new applications for residential development should be favourably considered in the light of advice contained within PPS3 and the saved policies of the Local Plan.

Added to the above, given the fact that this is an established building and already has a residential appearance, the recent stance that has been taken by the Council is that an application to remove an occupancy condition in situations such as this should be treated in the same way as a conversion.

Saved Policy H2 of the Local Plan permits the conversion of buildings to dwellings in the open countryside subject to certain criteria, which are contained in Policies H15, H16 and H17.

Saved Policies H15 and H16 relate more specifically to buildings or structures that have not yet been constructed. Being located within the established residential curtilage of Seven Acre Cottage with no physical alterations, additional landscaping or hardstanding areas required to bring the property into use as a separate dwelling it is considered that the proposal complies with the provisions of both H15 and H16.

The criteria attached to Saved Policy H17 are of more relevance to this proposal as they relate to design, protecting the appearance of the area and highway safety issues. Each of these criterion will be dealt with in turn.

Design Issues

As stated earlier, there are no physical alterations proposed as a result of this development and as such the design of the building is not considered to be of particular relevance in this case.

Impact upon the character of the area

With regards to visual amenity and any possible alterations to the overall curtilage of the site, no additional hard or soft landscaping is proposed, the existing boundary treatments are to remain as existing and a dividing fence is not proposed between the two properties as the hardstanding area is to be maintained for off street parking and vehicle movements.

Impact on highway safety

With regards to highway safety, more than adequate space is to be retained for off-street parking for both properties and the existing vehicular access to Seven Acre Cottage of Forty Acre Lane is to be shared by both properties. It is considered that the introduction of an additional residential unit of this size in this location will not result in an intensification of vehicle movements deemed sufficient to cause serious detriment to highway safety over and above the existing situation.

Impact on amenity of neighbouring residents

The previous application for a detached annexe has established the principle for the residential occupation of this building in terms of maintaining the amenity of neighbouring residents and future occupiers of the property. More than adequate separation distances will continue to be maintained from both Seven Acre Cottage and Rock Cottage.

The use if conditions

In order to provide the Local Planning Authority with some comfort the applicant would be happy for conditions to be attached to ensure the retention of the existing hard surfaced parking areas between the residential units and for the removal of permitted development rights in relation to alterations to the dwelling if deemed appropriate.

Conclusion

This proposal accords with the Saved Policies of the Ribble Valley Local Plan, will make a contribution towards the five year housing supply in the borough and will not result in the loss of residential amenity for existing or future residents or result in a negative impact upon highway safety.