



RIBBLE VALLEY
BOROUGH COUNCIL

15 NOV 2011

For office use only

Application No.

Date received 320110953P

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning 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 & Mrs	First name:	M	Surname:	Berry	
Company name:						
Street address:	Acorn Cottage			Country Code	National Number	Extension Number
	Back Lane			Telephone number:		
	Rimington			Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:	BB7 4EL					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road			Country Code	National Number	Extension Number
				Telephone number:	01200 425051	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW			judith@jdixontownplanners.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed conversion and extension of the existing garage to create one dwelling and provide replacement parking.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	ACORN COTTAGE		
Street address:	BACK LANE		
	RIMINGTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4EL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	380514		
Northing:	445856		

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	Martin	Surname:	Nugent
Reference:	Email				
Date (DD/MM/YYYY):	10/11/2011	(Must be pre-application submission)			
Details of the pre-application advice received:					
See Design and Access Statement.					

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

320110953 P

Walls - description:

Description of *existing* materials and finishes:

Existing garage random stone

Description of *proposed* materials and finishes:

Extension to existing garage as part of the conversion, random stone

New garage random stone

Roof - description:

Description of *existing* materials and finishes:

Existing garage slate

Description of *proposed* materials and finishes:

Extension to existing garage slate

Windows - description:

Description of *existing* materials and finishes:

Wood windows in stone surrounds

Description of *proposed* materials and finishes:

Wood windows in stone surrounds

Doors - description:

Description of *existing* materials and finishes:

Existing garage metal up an over garage door and timber door

Description of *proposed* materials and finishes:

Timber doors in conversion.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Block paving, chippings and concrete flags

Description of *proposed* materials and finishes:

No change

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

TRI-0676_B-01-A4 Location Plan
TRI-0676_B-02-A3 Existing Site Survey
TRI-0676_B-03-A3 Existing Site Survey
TRI-0676_B-04-A3 Garage Existing plans elevations
TRI-0676_B-05-A3 Proposed Layout
TRI-0676_B-06-A3 Conversion Proposed plans and elevations
Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	4	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

House garden and garage

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1	1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

Market Housing - Existing

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	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

166

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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

25. 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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

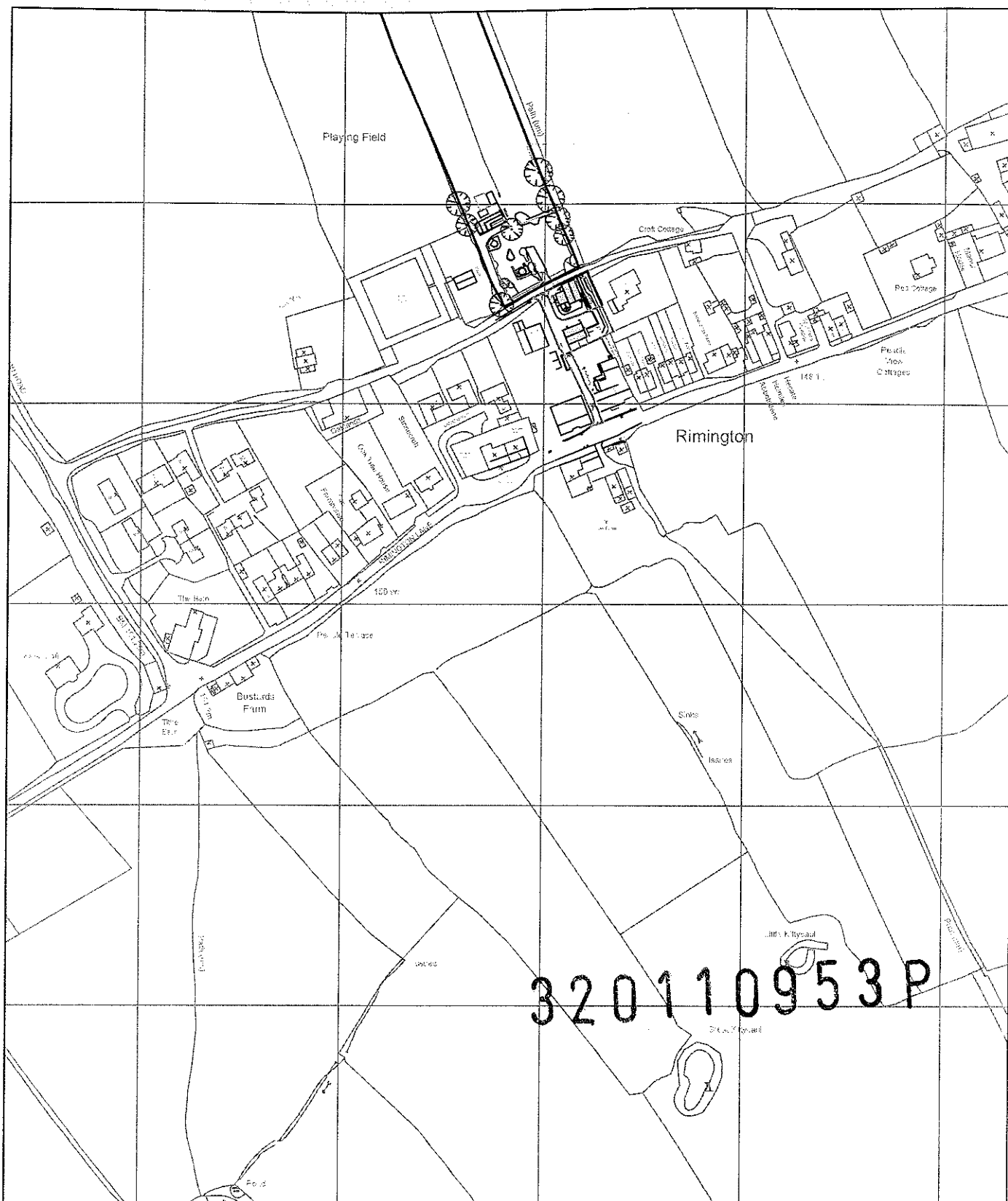
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



Site Address
Acorn Cottage
Back Lane
Rimmington, BB7 4EL

Drawing Title
Location Plan

Project Description

Proposed Conversion of Garage to Dwelling



Rev.B Description. New Parking Layout

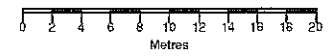
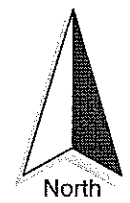
Scale	Date	Drawn By
1:2500@A4	07/11/2011	MW

Drawing Number

TRI-0676-01



Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



ABBREVIATIONS

- BM Bench Mark
- BOL Bollard
- CL Cover Level
- EH Eaves Height
- FH Fire Hydrant
- FFL Finished Floor Level
- GU Gully
- LP Lamp Post
- MH Man Hole
- RH Ridge/Roof Height
- TF Top of Fence
- TW Top of Wall
- WV Water Valve

NOTE
Downward 150 Highways from the G.D. Street Mark located in
Sporadic's across the line of the Back Lane and Entrance
Levels are in metres above sea level (A.D. 1985) (1:500 scale)

320110953P

Rev.B Description: New Parking Layout



2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

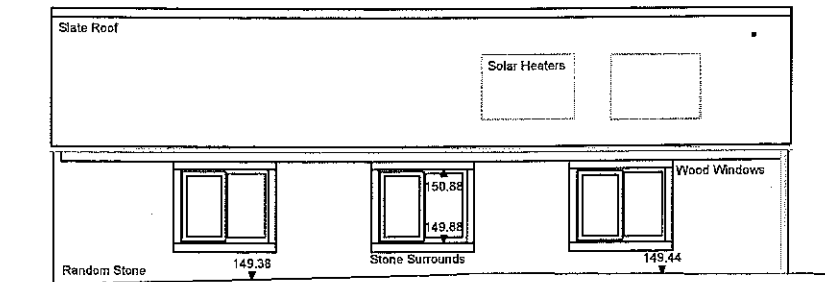
Site Address
Acorn Cottage
Back Lane
Rimmington. BB7 4EL

Project Description
Proposed Conversion
of Garage to Dwelling

Drawing Title
Proposed Site Layout

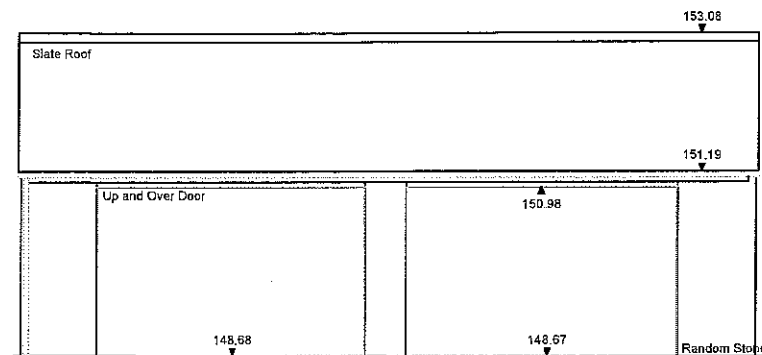
Scale	Date	Drawn By
1:500@A3	07/11/2011	MD

Drawing Number
TRI-0676_05



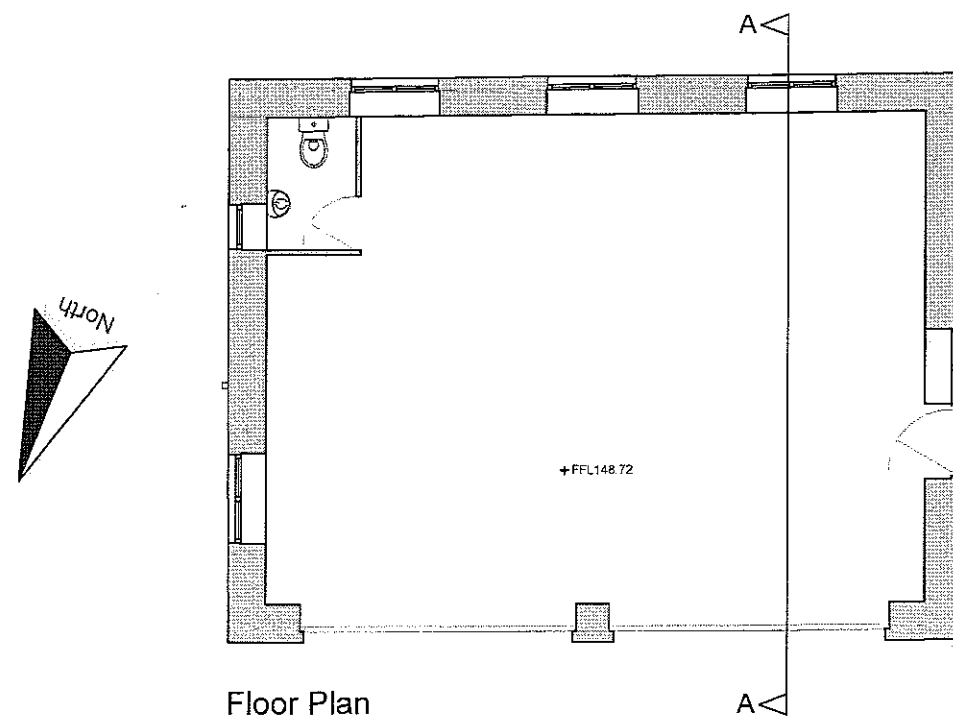
148.00m above 0.00 OS Datum

South Elevation

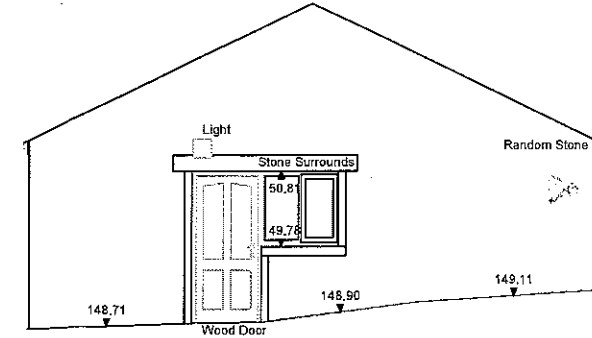


148.00m above 0.00 OS Datum

North Elevation

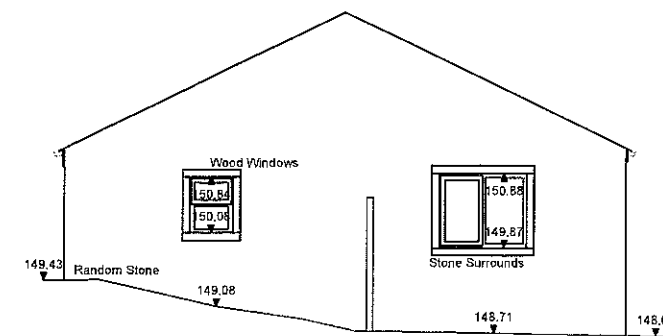


Floor Plan



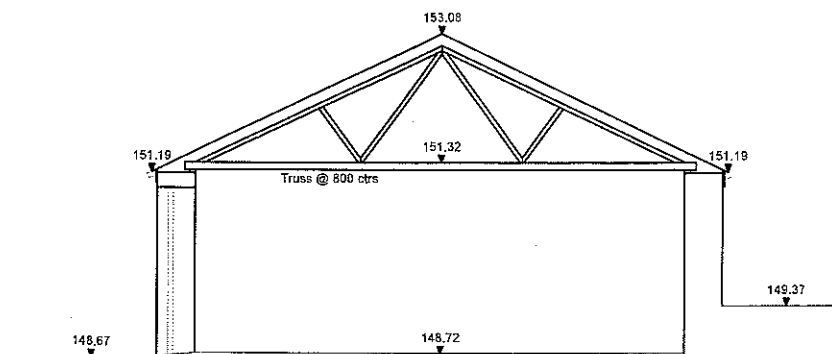
148.00m above 0.00 OS Datum

West Elevation



148.00m above 0.00 OS Datum

East Elevation

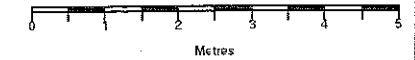


148.00m above 0.00 OS Datum

Section 'A-A'

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



ABBREVIATIONS

BM	Bench Mark
BOL	Bollard
CL	Cover Level
EH	Eyes Height
PH	Fire Hydrant
FFL	Finished Floor Level
GU	Gully
LP	Lamp Post
MH	Man Hole
RH	Ridge/Roof Height
TF	Top of Fence
TW	Top of Wall
WV	Water Valve

NOTE

20/01/2011 15:00:00: Drawn by: MW
 20/01/2011 15:00:00: Checked by: MW
 20/01/2011 15:00:00: Approved by: MW

320110953P

Rev. B Description: New Parking Layout



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
 tel 01254 614055 fax 01254 205754 e-mail sales@tricadsolutions.co.uk

Site Address

Acorn Cottage
 Back Lane
 Rimmington. BB7 4EL

Project Description

Proposed Conversion
 of Garage to Dwelling

Drawing Title

Existing Garage Floor Plan,
 Elevations and Cross Section

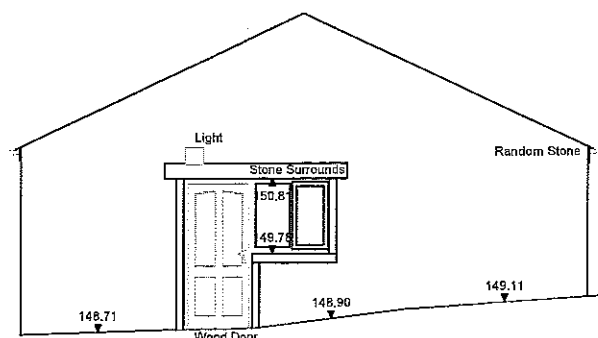
Scale Date Drawn By

1:100@A3 07/11/2011 MW

Drawing Number

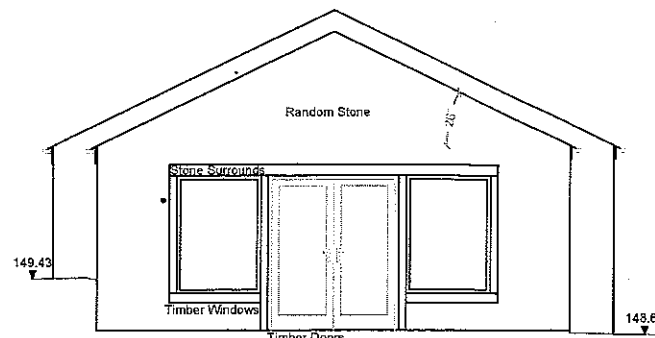
TRI-0676_04

Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



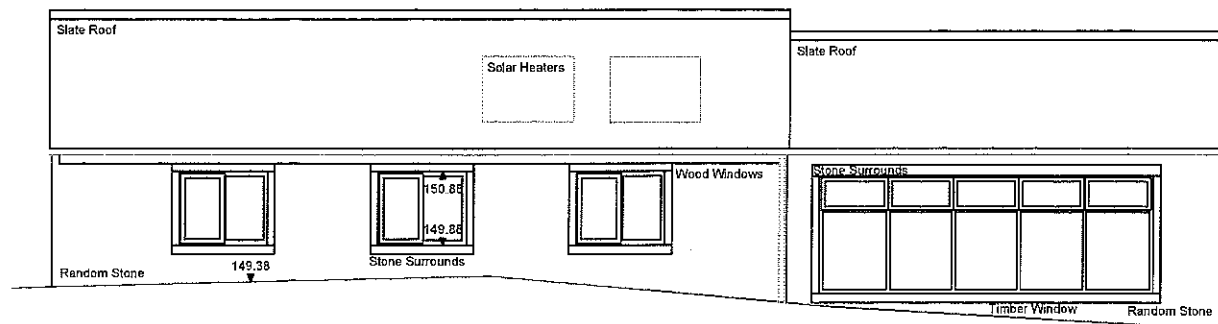
148.00m above 0.00 OS Datum

1:100 West Elevation



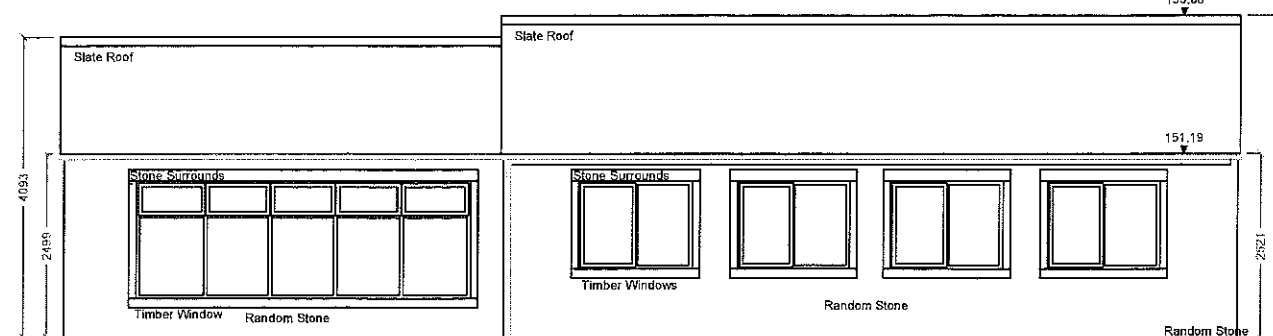
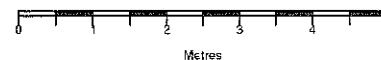
148.00m above 0.00 OS Datum

1:100 East Elevation



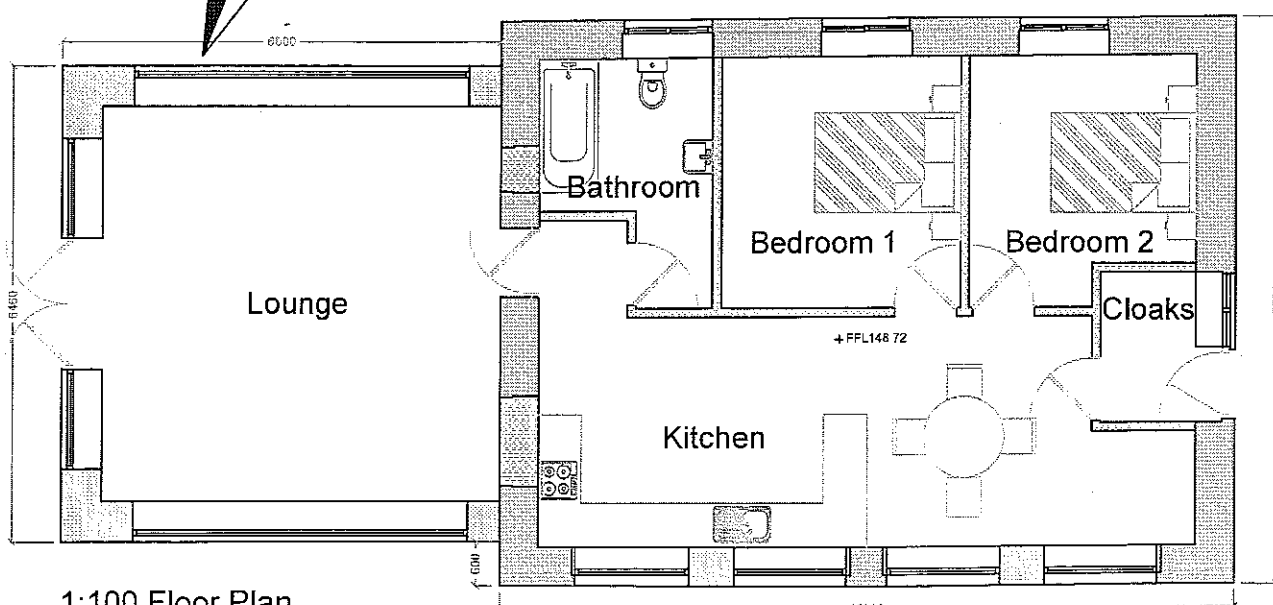
148.00m above 0.00 OS Datum

1:100 South Elevation

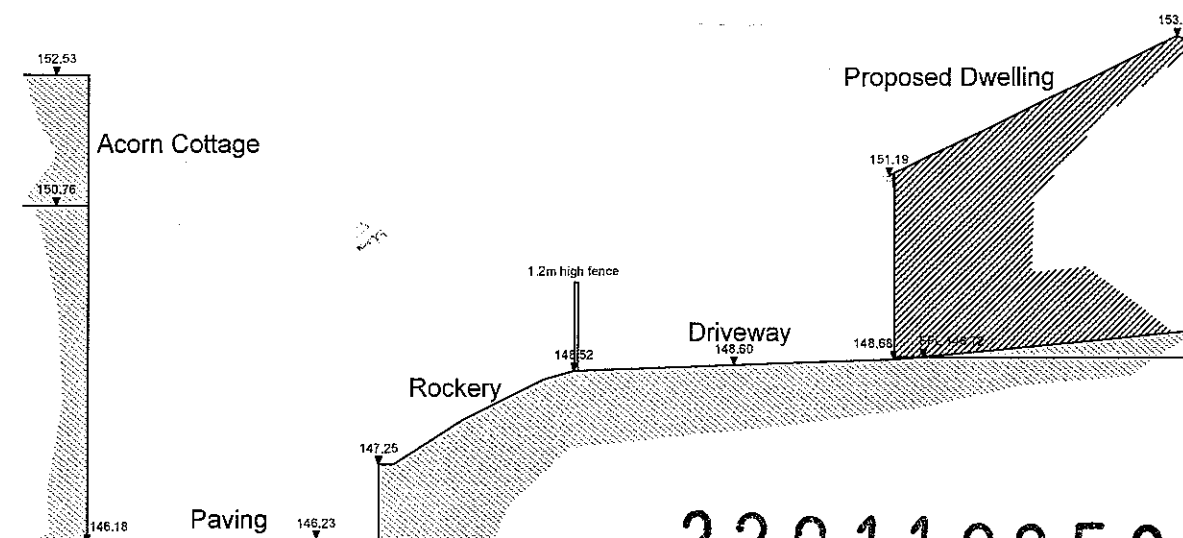


148.00m above 0.00 OS Datum

1:100 North Elevation



1:100 Floor Plan

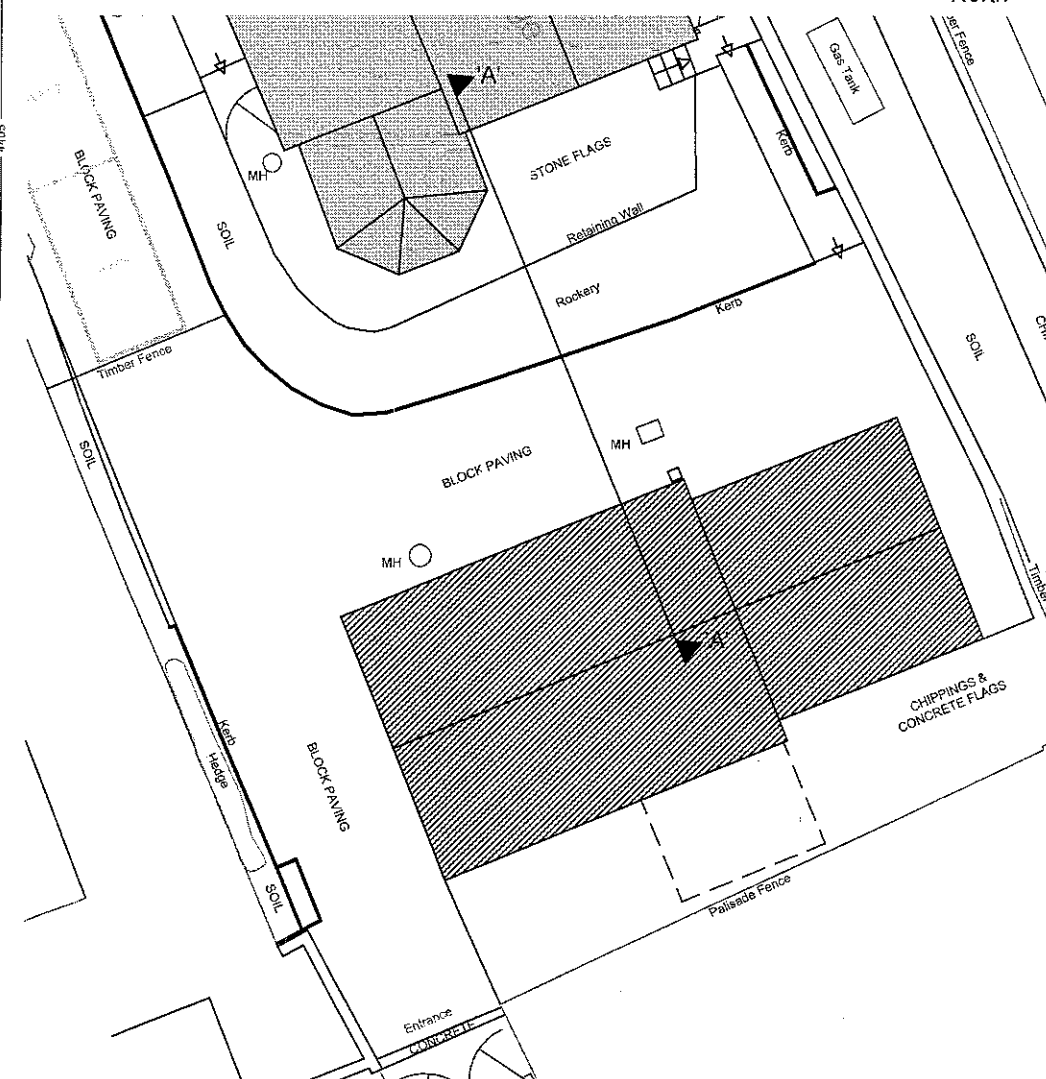
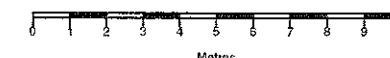


1:100 Section 'A'-A'

145.00m above 0.00 OS Datum

320110953P

1:200 Location Plan



Rev.B Description: New Parking Layout



22 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
Tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Acorn Cottage
Back Lane
Rimmington. BB7 4EL
Project Description
Proposed Conversion
of Garage to Dwelling

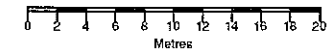
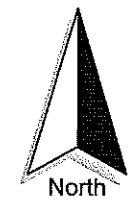
Drawing Title
Proposed Conversion
of Garage to Dwelling

Scale
1:100&200
Date
07/11/2011
Drawn By
MD

Drawing Number
TRI-0676_06

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



ABBREVIATIONS

- BM Bench Mark
- BOL Bollard
- CL Cover Level
- EH Eaves Height
- FH Fire Hydrant
- FFL Finished Floor Level
- GU Gully
- LP Lamp Post
- MH Man Hole
- RH Ridge/Roof Height
- TF Top of Fence
- TW Top of Wall
- WV Water Valve

NOTE
Dimensions shown in this drawing are based on the best available information and are not to be used as a basis for construction without verification on site.

Croft Cottage

Pavilion

BACK LANE

Sandilands Farm

320110953 P

CARRS CROFT

Springfield Barn

Woodville

Coverdale

Sandcroft

Inglestone

Femlea

Meadow Fold

Rev. B Description. New Parking Layout



2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Acorn Cottage
Back Lane
Rimmington. BB7 4EL

Project Description

Proposed Conversion
of Garage to Dwelling

Drawing Title

Existing Site Survey

Rimming

Scale 1:500@A3 Date 07/11/2011 Drawn By MW

Drawing Number

TRI-0676_02

DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED CONVERSION AND EXTENSION OF THE EXISTING GARAGE TO CREATE A NEW DWELLING AND PROVIDE REPLACEMENT PARKING AT ACORN COTTAGE, BACK LANE, RIMINGTON BB7 4EL

1. SITE DESCRIPTION:

- 1.1 Acorn Cottage is a detached house situated on the southern side of Back Lane within the settlement boundary of Rimington. It was constructed on the site of a barn which formerly belonged to the Black Bull Inn. Within the garden area of Acorn Cottage is a detached garage. Vehicular access to this garage is possible from two directions because the property benefits from rights of access from Back Lane and from Rimington Lane via the vehicle access to the Black Bull car park. (See Photograph 1). The house also benefits from a further garden area on the northern side of Back Lane. This land has been used as a garden in connection with Acorn Cottage since the dwelling was first occupied.
- 1.2 The site is surrounded by residential development. The garden immediately around Acorn Cottages abuts the dwellings Overvalley to the west and is divided from Kemball to the east by a public footpath. At the rear of the site is the car park of the Black Bull and then the pub itself. Towards the rear on the western side new dwellings have recently been constructed at the rear of Cosgroves shop. (See photograph 2). These properties are built in a variety of styles. The land slopes downwards from south to north.

2. PROPOSAL

- 2.1 This is a full planning application which seeks approval for the conversion and extension of the existing garage at Acorn Cottage to create a new dwelling, division of the garden area into two separate curtilages and the provision of replacement parking to serve Acorn Cottage. The access to the new dwelling would be via the existing access from Rimington Lane and Acorn Cottage would retain the existing access off Back Lane.

3. ASSESSMENT

- 3.1 Acorn Cottage and the garage and garden on the south side of Back Lane are within the settlement boundary of Rimington in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G4 Settlement

Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies.

4. SITE HISTORY

4.1 The previous planning applications relevant to the proposal are as follows:

3/1991/0832 Conversion of barn to dwelling house approved

3/1991/0149 Conversion to dwelling approved

3/1992/0516 Partial demolition and rebuilding of existing barn to form one detached dwelling approved

3/1993/0111 Demolition of existing building and rebuilding to form one dwelling house together with a detached 4 car garage approved.

3/1993/0838 Erection of two bungalows approved

3/2011/0526 Proposed conversion and extension of the existing garage to create a new dwelling. Proposed double garage area on the northern side of Back Lane. Refuse planning permission 03/10/2011.

This application is a resubmission of 3/2011/ 0526. The reason for refusal n that application was

5. INVOLVEMENT

5.1 Application 3/2011/0526 included a proposed garage on the northern side of Back Lane. The planning application was refused for the following reason:

'The proposed replacement double garage would be sited on land that is outside both the settlement boundary of Rimington and the authorised residential curtilage of Acorn Cottage. This element of the application therefore relates to an extension of the existing residential curtilage. It is considered that the use of this land as residential curtilage, and the erection upon it of the proposed garage would result in an extension of the built-form of the settlement onto land designed as open countryside to the detriment of the appearance of the local landscape/visual amenity. As such this element of the proposed development is contrary to the requirements of Policy H12 of the Ribble Valley Districtwide Local Plan.'

The reason for refusal centred wholly on the provision of the double garage on the northern side of Back Lane we have removed this from the proposal. We can assume that all other matters relating to the proposal are satisfactory. The only outstanding matter to address is the provision of replacement parking for Acorn Cottage.

- 5.2 We have discussed the provision of off-street parking within the curtilage of Acorn Cottage to serve that dwelling with the Council's Highways Engineer Mr Martin Nugent. He confirmed that the provision of two car parking spaces on the existing driveway as shown in drawing TRI-676_B05 is acceptable. See appendix 1

6. EVALUATION

- 6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.
- 6.2 The application site is within the settlement boundary of Rimington, which is designated as a village which can accommodate small scale development in the Local Plan. Policy G4 states within the designated villages planning permission will be granted for the rehabilitation and re-use of rural buildings (subject to Policies H15, H16, H17, EMP9 and RT3). As the proposal is for the conversion of an existing rural building within the settlement boundary of Rimington the proposal is acceptable in principle. The application is for less than 3 dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site. The Delegated Item File Report (DIFR) for the previous application confirms that proposal in relation to the conversion of the garage to one dwelling confirmed with policy G4, H15 and H16. See appendix 2
- 6.3 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement, in particular paragraph 69. At the time of the previous application there was a lack of a 5 year supply of housing land in the Borough the DIFR confirmed that the proposal conformed with Planning Policy Statement 3 Housing. There is still a lack of a 5 year supply of housing.
- 6.4 The proposal has been amended from the earlier scheme to include parking for Acorn Cottage on the south side of Back Lane. The converted garage will have vehicle access from Rimington Lane over the existing right of access which runs down the side of the Black Bull as previously proposed. Also as previously proposed the driveway which presently runs from Back Lane through to Rimington

Lane will be permanently divided in line with the new curtilages for each property. The amendment wholly relates to the provision of car parking for Acorn Cottage. This can be provided within the existing driveway which is long enough and wide enough to accommodate two cars in tandem clear of the highway.

7. DESIGN

Use

- 7.1 The use of the site will not change since it is already in residential use.

Amount

- 7.2 The development comprises the conversion and extension of the existing garage to create one dwelling and the creation of a parking area on the existing drive to serve Acorn Cottage. The proposed dwelling will be modest in size being single storey and having two bedrooms, lounge kitchen dining area and bathroom. There is sufficient space within the curtilage to park two cars. There is also sufficient space within the curtilage of Acorn Cottage to park two vehicles in tandem on the drive adjacent to the house.

Layout

- 7.3 The existing site survey drawing 03 indicates that there is a considerable difference in levels between the existing garage and Acorn Cottage approximately 2.5m. The rear of Acorn Cottage has a conservatory and lounge window within this elevation and there are main windows proposed in the northern elevation of the conversion. See photographs 2 and 3. The privacy distance between the cottage and the proposed dwelling would be 11m to the cottage wall and 8m to the conservatory. Clearly a physical barrier is required to preserve the privacy of the occupants of Acorn Cottage. A fence is proposed positioned at the top of the rockery and across the existing drive see drawing 06. This fence does not need to be 2m high to achieve privacy; we have suggested a screen of 1.2m to achieve adequate privacy level whilst retaining a pleasant outlook at the rear of Acorn Cottage. This is possible because the windows in the proposed conversion are at a higher level than Acorn cottage and there are no habitable room windows in the first floor of Acorn Cottage facing the site. A line projected from the top of the window in the front of the conversion to the top of the fence and then projected to the back of Acorn Cottage demonstrates that it will not be possible to see into the rear window of

Acorn Cottage from the proposed conversion. Acorn Cottage also has a sizable side garden on the eastern side of the property which is very private and the garden area on the other side of Back Lane which is available for use. The only useable area of a garden at the rear of Acorn Cottage is close to the house the rest is a steep rockery.

- 7.3.1 The proposed conversion also includes a proposed extension on the eastern side of the garage. This area is presently used as garden and is mainly flagged. The proposed extension includes main window in all elevations. The windows in the east and northern elevation are screened from the neighbouring properties Kembali and the Black Bull by existing boundary fencing. The windows in the rear elevation of the conversion face the boundary fence between the existing curtilage of Acorn Cottage and the car park of the Black Bull. This is a solid fence two metres high which will provide adequate privacy for the proposed dwelling and prevent any nuisance from headlights from car using the car park at night or in the winter. See photograph 4. There are also dwellings on the western side of the proposed conversion. There are no principle windows proposed in the western side of the conversion and the windows in the nearest properties to the rear of Cosgroves appear to be secondary windows. See photograph 4. The conversion with extension will have no detrimental effect on the neighbouring properties.

Scale

- 7.4 The proposal will create one detached single storey bungalow. There are a variety of sizes and heights in the buildings surrounding the site. Overvalley is a bungalow. All the other properties are two storeys whilst the Black Bull is a large imposing building. The proposed garage is single storey with a footprint of 10m by 7.8m.

Landscaping

- 7.5 Existing shrubs and hedging within the site will be retained as far as possible

Appearance

- 7.6 The proposed extension to the conversion will be built in natural random stone with a slate roof. Window and door opening will have stone surrounds and frames and doors will be in wood. This is in keeping with the existing structures on the site.

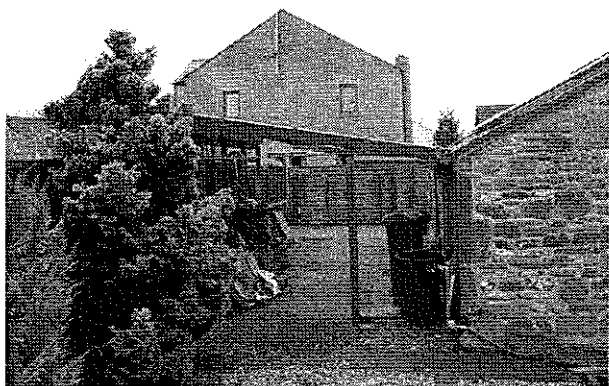
8. ACCESS

- 8.1 The application is in a sustainable location, within the village of Rimington. The proposal uses existing access points onto the highway. The conversion will have access from Rimington Lane using the existing access which runs through the side and rear of the Black Bull. Visibility for drivers at the junction with Rimington Lane is good. There is an existing car port at the rear of the existing garage and an existing hard standing on the western side and in front of the existing garage. It would be possible to use these areas for parking.
- 8.2 The conversion of the garage to a dwelling will remove some of the parking space available to Acorn Cottage. However there is adequate space on the existing drive which will be retained by this property to park two cars in tandem. See photograph 5. Visibility for drivers emerging onto Back Lane is good. Traffic speeds along Back Lane are low due to the narrow width and rural character of the Lane.
- 8.3 A vehicle turning area has been provided for the proposed conversion. This enables vehicles visiting the site to enter and leave in forward gear.
- 8.4 Access for the existing and proposed properties as described above are good, and accordingly will comply with the requirements of Policy G1.

PHOTOGRAPHS



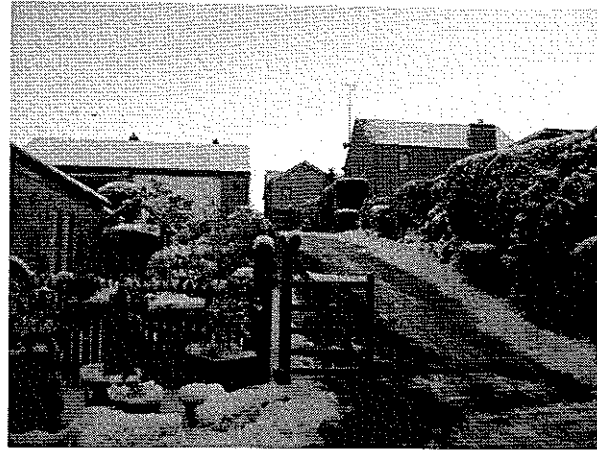
1. Rear of the Black Bull and access to Rimington Lane



2. New houses at the rear of Cosgroves and parking area at rear of garage



3. Rear elevation of Acorn Cottage with Kembali at the side



4. Vehicle access from Back Lane

Appendices

1. Email from Martin Nugent 10/11/2011
2. Delegated Item File Report 3/2011/0526

Judith Douglas BSc (Hon) Dip TP, MRTPI
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BB7 1AW
Tel: 01200 425051

November 2011

320110953 P

Appendix 1

From: Nugent, Martin [mailto:Martin.Nugent@lancashire.gov.uk]
Sent: 10 November 2011 11:01
To: Judith
Subject: RE: TriCAD - Acaorn Cottage Final Set

Morning Judith,

The proposed parking arrangements for Acorn Cottage are appropriate for the size of property and reflect a means of access in evidence in the immediate area. I would have no objection to an application with such parking provisions.

Martin Nugent

Senior Engineer (Traffic & Development)
Environmental Services, East
Lancashire County Council
01254 828060
martin.nugent@lancashire.gov.uk

From: Judith [mailto:judith@jdixontownplanners.co.uk]
Sent: 07 November 2011 16:05
To: Nugent, Martin
Subject: FW: TriCAD - Acaorn Cottage Final Set

Dear Martin

These are the revised plans for Acorn Cottage-Conversion of garage to bungalow and replacement parking for Acorn Cottage. There are clearly enough parking spaces and turning for the new dwelling created in the existing garage. We have shown two spaces in tandem on the existing driveway to serve Acorn Cottage. Please can you let me know if this arrangement is satisfactory and I will resubmit the application?

Kind regards
judith

DATE INSPECTED 320110953 P

TELEPHONE CLLRS: NO

DATE:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - REFUSAL

Ref: CS/CMS

Application No:

3/2011/0526/P

Development Proposed:

Proposed conversion and extension of the existing garage to create a dwelling and proposed double garage on the northern side of Back Lane at Acorn Cottage, Back Lane, Rimington

CONSULTATIONS: Parish/Town Council

Parish Council - Has no objections to the conversion of the garage although it will make the density of housing behind and adjacent to the Black Bull rather high. The Parish Council does however object to the construction of the garage on the northern side of Back Lane because although this land has been treated as domestic curtilage, it is not authorised as such. The land with domestic curtilage is where the present summerhouse is built and the Parish Council would have no objection to the building of the garage on that land.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - Has no objections in principle to this proposal on highway safety grounds.

The applicant has indicated that there will be a detached double garage, with additional parking on the approach, sufficient for three vehicles. I am satisfied that this can be achieved and that the development of the existing access to the north side of Back Lane is safe. While the garage is separate from the property and residents are required to cross Back Lane, this does not present any significant highway safety issues as the road is lightly trafficked, vehicle speeds have been observed to be low and there is adequate visibility.

The new cottage would have two off road spaces against the westerly gable. Once again I am satisfied that this level of provision is sufficient for the size and function of this property.

CONSULTATIONS: Additional Representations

None received.

RELEVANT POLICIES:

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy H12 - Curtilage Extensions.
Policy H15 - Building Conversions - Location.
Policy H16 - Building Conversions - Building to be Converted.
Policy H17 - Building Conversions - Design Matters.
PPS3: Housing.

POLICY REASONS FOR REFUSAL:

Policies G1, ENV3 and H12 Curtilage extension in the open countryside detrimental to visual amenity.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Acorn Cottage is a detached house situated on the southern side of Back Lane within the settlement boundary of Rimington. It was constructed on the site of a barn which formerly belonged to the Black Bull Inn. Within the garden area of Acorn Cottage is the detached

garage to which the first part of this application relates. Vehicular access to this garage is possible from both Back Lane and Rimington Lane via the access to the Black Bull car park. The access route to the site across the Black Bull car park is owned by the applicant and is included in the red edged application site for this application, as this is the proposed route to serve the new dwelling in the event that this application is approved.

The rest of the application site comprises the existing curtilage of Acorn Cottage on the south side of Back Lane and an area of approximately 20m x 20m on the north side of Back Lane upon which it is proposed to construct the replacement garage. A much larger area on the north side of Back Lane is outlined in blue on the submitted location plan as land also within the applicant's ownership but not forming part of the application.

The site is surrounded by residential development. The garden immediately around Acorn Cottage abuts the dwellings Overvalley to the west and is divided from Kemball to the east by a public footpath. At the rear of the site is the car park of the Black Bull and then the public house itself. Towards the rear on the western side new dwellings have recently been constructed at the rear of Cosgroves shop. These properties are built in a variety of styles. The land slopes downwards from south to north.

The application contains two elements.

Firstly, permission is sought for the conversion and extension of an existing detached garage to form an independent dwelling, and the division of the existing garden to form two separate curtilages.

The existing garage has dimensions of 10m x 7.7m with an eaves height of 2.5m and a ridge height of 4.4m. It is of random stone construction with a natural slate roof.

The existing building would be converted to accommodate a kitchen/dining room, two bedrooms, a bathroom and a cloakroom. It is proposed to erect a 6m x 6.4m extension on to the eastern end of the garage to form a lounge. The extension would be in-set from both the front and rear elevations of the garage by 0.6m; it would have the same eaves height as the garage but its ridge would be approximately 0.3m lower than the ridge of the garage. The extension would be constructed in random stone/slates to match the existing garage. Doors and windows in both the conversion and the extension would be in timber with stone surrounds.

The second part of the application relates to the construction of a replacement detached garage to serve the existing dwelling. This would be a double garage with dimensions of 7.1m x 7.1m with an eaves height of 2.2m and a ridge height of 4.8m. It would be of random stone construction with a natural slate roof. The proposed siting of this garage is land on the opposite side of Back Lane from Acorn Cottage that is also within the applicant's ownership.

The matters for consideration in relation to this application relate to the principle of the two elements of the development, and the effects of the proposed development on visual amenity, residential amenity and highway safety.

The existing garage that is to be converted is within the settlement boundary of Rimington which is designated as a village that can accommodate small-scale development in the Local Plan. Policy G4 states that within the designated villages, planning permission will be granted for the rehabilitation and reuse of rural buildings (subject to Policies H15, H16 and H17). As this part of the proposal is for the conversion of an existing rural building within the settlement boundary of Rimington, I consider it to be acceptable in principle. As the application is for less than three dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site.

PPS3: Housing states that where there is less than a five year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the planning policy statement and in particular paragraph 69. At the present time, the Council only has a three year supply measured against our requirements. For this reason there are no objections to this first element of the application.

This element of the application is also considered to be acceptable with regards to its effects upon visual amenity, the amenities of nearby residents and highway safety.

The second element of the application however, relates to the erection of a replacement garage on a piece of land that, although not authorised as residential curtilage, has the appearance of a garden area. Effectively, therefore, the application is seeking permission retrospectively for the use as residential curtilage of the approximately 20m x 20m area of land (as edged red on the submitted plans) upon which the garage would be erected.

Policy H12 of the Local Plan states that proposals for the extension of curtilage will be approved if:

1. The site is within the settlement.
2. The site is on the edge of a settlement providing:
 - (a) (i) The new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow; or
 - (ii) The curtilage extension brings the boundary into line with existing adjacent properties; and
 - (b) The extension will not cause visual harm to the landscape; or
 - (c) The extension improves the visual quality of the site.

The explanatory text to Policy H12 states that:

"Curtilage extensions on sites solely outside settlements will normally be refused. Curtilage extensions into open countryside change the nature of the landscape by the planting of ornamental plants, laying of lawns etc. In addition, garden sheds and outbuildings, together with the uses of curtilage such as clothes drying, can have a harmful effect on the quality of the landscape in the borough".

As this land is outside the settlement boundary of Rimington, it does not fall within any of the instances in which curtilage extensions would be acceptable as defined by Policy H12 and its explanatory text. The proposed garage would also represent the type of domestic building that has harmful effects upon the quality of the landscape as referred to in the explanatory text.

Although, in this specific case, the land in question immediately adjoins a settlement boundary, the proposal would result in an extension of the built form of the settlement onto land designated as open countryside to the detriment of the appearance of the locality.

For this reason relating to the second element of the application, it is considered that the application must be refused.

RECOMMENDATION: That permission be refused.