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320120127P

DESIGN AND ACCESS STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR
TWO PROPOSED HOLIDAY COTTAGES

AT

DEWHURST FARM, LONGSIGHT ROAD, LANGHO,
BLACKBURN, BB6 8AD

Prepared by: Jennifer Hindle
Our Client: Mr J Turner
Our Ref: Tur/155/1376/GH
Date: January 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



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1. Use

- 1.1 The proposed development is for the creation of 2 no. holiday cottages at Dewhurst Farm. The existing buildings at the application site comprise a dilapidated agricultural building, a workshop/garage and an outdoor muck store, and it is proposed that the existing buildings are to be demolished and make way for the subsequent creation of the two holiday cottages.

2. Amount

- 2.1 The total gross external floor area of the existing buildings to be demolished is approximately 149m². In addition to this there is evidence of a brick building to the rear of the dilapidated stone building, which has been demolished down to approximately DPC level. The remains of this building have a total footprint of 27m², giving a total external footprint of existing buildings to be 176m².
- 2.2 The proposed holiday cottages will have an eaves height of 5.2m and a ridge height of 7.3m. The roof pitch will be 25°. The total external footprint of the holiday cottages will be 130m², whilst the total internal floor area will be 219.4m².
- 2.3 The ground floor accommodation for Unit 1 (as illustrated on the plans submitted with this planning application) will comprise an open plan lounge/dining/kitchen area with a separate study/reading room. There will also be a ground floor WC adjacent to the staircase. The first floor accommodation will comprise four double bedrooms, each of which will have an en-suite bathroom.
- 2.4 The ground floor accommodation for Unit 2 will comprise an open plan lounge/dining/kitchen area and an under stairs WC. The first floor accommodation will comprise two double bedrooms, each of which will have an en-suite bathroom.
- 2.5 We consider that the amount of development proposed is acceptable, given that the existing buildings will be demolished in order to make way for the creation of the proposed holiday cottages. The total proposed external footprint of the holiday cottages will be less than the footprint of the existing buildings.

3. Layout

- 3.1 The proposed layout has been influenced by the layout of the existing buildings and although the proposed holiday cottages will not be located on the exact footprint of the existing buildings, they have been orientated in order to make use of the existing access into the site and to take

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advantage of the existing views out of the site. The orientation of the buildings has also been chosen to reduce any impact of the proposal onto the adjacent buildings which have planning permission to be converted into two private residential dwellings.

- 3.2 The existing layout of the proposed holiday cottages can be seen on the plans submitted with this planning application and we feel that the proposed layout has made the most efficient use of the space available.

4. Scale

- 4.1 The overall scale of the building following the proposed development will be less than the existing buildings at the application site and is in line with other buildings at Dewhurst Farm.

5. Landscaping

- 5.1 The proposed holiday cottages will have grassed front gardens which will be enclosed within a 0.5m dry stone wall. The rear garden areas will be grassed and enclosed within a 1.2m dry stone wall. No further landscaping is considered necessary for the proposed development.

6. Appearance

- 6.1 The proposed materials have been carefully chosen to protect and enhance the existing character of the surrounding area.
- 6.2 The existing buildings at the site are partially demolished and the materials consist of part concrete block walls/ part natural stone walls with some timber cladding. The existing roof is grey fibre cement/asbestos roof sheets.
- 6.3 The proposed holiday cottages will be constructed with random stone and stone quoins at the corners, the roof will be clad in natural slate and there will be a twin wall insulated flue set within masonry chimneys and faced in natural stone. The windows and doors will be light oak PVCu set within stone surrounds.
- 6.4 We feel that the proposed materials to be used in the construction of the two holiday cottages will be a visual improvement on the existing buildings and will be more in keeping with the character of the local area.

7. Access

- 7.1 The existing vehicular access will be utilised by the proposed holiday cottages.

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- 7.2 The proposed holiday cottages will be constructed in accordance with the building regulations and DDA and will have level thresholds to the main external entrance door ensuring good access into each of the cottages for people with impaired mobility.

Signed J. Hindle Date 01/02/2012
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)



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AT

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**FOR AND ON BEHALF OF:
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1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr J Turner of Dewhurst Farm, Longsight Road, Langho, Blackburn, BB6 8AD to submit a planning application on his behalf for the proposed creation of two holiday cottages at Dewhurst Farm.
- 1.2 The existing site comprises a dilapidated agricultural building, a workshop/garage and an outdoor muck store area. These buildings will be demolished in order to make way for the creation of two holiday cottages.
- 1.3 We set out within this supporting statement the proposed development in more detail, the planning history of the site, review the application site, set out why we believe the application conforms to the relevant national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 Planning history from the Ribble Valley website for this application site is as follows:
- 2.2 Planning application number 3/2010/0262 was for the proposed conversion of traditional buildings and demolition and partial rebuilding of modern agricultural buildings to form two dwellings at Dewhurst Farm. The application was approved with conditions on 14 April 2011.
- 2.3 Planning application number 3/2007/1044 was for the modification of condition no 1 of planning consent 3/2005/0699P to allow a further period of three years for the completion of external works at Dewhurst Farm. The application was approved with conditions on 19 December 2007.
- 2.4 Planning application number 3/2005/0699 was for the modification of condition no 5 on planning approval 3/2002/0765P to allow a period of five years from the date of the permission for the completion of external works at Dewhurst Farm. The application was approved with conditions on 26 September 2005.

3. THE APPLICATION SITE

- 3.1 The application site is situated within open countryside approximately 0.7 miles east from the settlement of Copster Green. The site is rural in nature, is surrounded by open fields and is situated at the end of a private access road which leads directly from Longsight Road to Dewhurst Farm. The application

site is located next to the existing group of farm buildings at Dewhurst Farm and will therefore be seen as part of a group of existing buildings and not as a building in isolation.

- 3.2 The proposed holiday cottages will be located in a slightly different orientation to the existing buildings which are to be demolished as part of the proposed development, in order to make efficient use of the existing access track to the site and to take advantage of the existing views out of the site.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in national planning guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The application site is located within an area designated as open countryside as defined within the adopted local plan.
- 4.1.2 The relevant policies of the local plan are Policy G1 which is a general development policy; Policy G5 which is a policy dealing with development outside the main settlement boundaries; Policy ENV3 which is a policy dealing with development in the open countryside, Policy ENV24 which is a policy dealing with development proposals that harness renewable energy sources, Policy RT1 which is a general policy on recreation and tourism and Policy T7 which is a policy dealing with parking provision.
- 4.1.3 The main national planning guidance is provided in PPS7: Sustainable Development in Rural Areas, PPS4: Planning for Sustainable Economic Growth, PPS22: Renewable Energy, The Good Practice Guide on Planning for Tourism (GPG) (May 2006) and the draft National Planning Policy Framework (NPPF).
- 4.1.4 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

- 4.2.1 Policy G1 is a general development policy and states:

"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."

4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

In determining planning applications the following criteria will be applied:

(a) *Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*

4.2.3 It is our view that the development proposed is appropriate in terms of its size, intensity and nature. The existing buildings at the site which are to be demolished comprise a dilapidated agricultural building, an existing workshop/garage and an outdoor muck store. The proposal will create a development which will see a reduction in scale and intensity from the existing buildings on the site and as such conforms to the criteria stated in the policy above. The holiday cottages will utilise materials which are sympathetic and in keeping with the character of the surrounding area and so will be more sympathetic in nature than the existing materials. The proposal will respect the existing nature and character of the local area.

(b) *The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*

4.2.4 The proposed development is for two holiday cottages in total. There will be minimal additional traffic generated by the proposed development and it is considered that the existing access which will be utilised is adequate in terms of safety and operational efficiency. The site is located in close proximity to Longsight Road/A59 and a nearby bus stop making the site a sustainable location for development of this kind and will help to discourage the use of the private car.

(c) *Developments should make adequate arrangements for car parking (see Policy T7).*

4.2.5 Car parking will be required for this development and can be seen on the plans submitted with this planning application.

(d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

4.2.6 The access into the site from Longsight Road/A59 already exists and is considered to be adequate and safe in order to accommodate the minimal amount of traffic likely to be generated by the development.

(e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance*

and the relationship to surroundings as well as the effects of development on existing amenities.

4.2.7 The existing buildings at the application site will be demolished and the proposed new holiday cottages will be created. The proposed holiday cottages will cover a smaller floor area than the existing buildings and will have a slightly different orientation to the existing buildings in order to make use of the existing access to the site and to take advantage of the views from the site. The orientation of the holiday cottages has also been selected so as not to impact on the adjacent stone buildings, that have planning permission to be converted into two residential dwellings. The application site is located next to the existing agricultural buildings at Dewhurst Farm and so will be seen as part of a group of buildings and not as a development in isolation. The proposed materials will protect and enhance the character of the local area and will have an improved visual impact from the surrounding area than the existing dilapidated buildings at the site.

(f) Developments should provide adequate arrangements for servicing and public utilities.

4.2.8 Existing services and public utilities will be used by the proposed development.

(g) Developments should provide adequate daylighting and privacy.

4.2.9 We consider that the requirements of this paragraph are met within the design.

(h) Materials used should be sympathetic to the character of the area.

4.2.10 The proposed holiday cottages will utilise materials which will protect and enhance the character of the local area. The external walls will be constructed from random stone with stone quoins to the corners, the roof will be clad in slate and the windows and doors will be light oak PVCu and set within stone surrounds. The materials that will be used in the proposed development are therefore sympathetic and reflective of the local character of the surrounding area.

(i) Developments should not result in the loss of important open space including public and private playing fields.

4.2.11 There will be no loss of open space as a consequence of this development.

(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of natural conservation importance.

4.2.12 There will be no damage to any SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance as a result of the proposed development.

(k) *Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

4.2.13 There will be no damage to any watercourses as a result of the proposed development.

(l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*

4.2.14 The proposed development will see the demolition of the existing dilapidated buildings at the application site and the creation of two holiday cottages. The total floor area for the proposed development will be less than the existing and as such we consider that this is an economic use of land and resources and will create a visual improvement on the existing application site.

(m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users."*

4.2.15 There will be no effect on the water supply in the area.

Policy G5

4.2.16 Policy G5 deals with development outside the main settlement boundaries and states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are:

- a. essential to the local economy or the social well being of the area; or*
- b. needed for the purposes of agriculture or forestry; or*
- c. sites developed for local needs housing (subject to Policy H20 of this plan); or*
- d. small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- e. other small scale uses appropriate to a rural area which conform to the policies of this plan."*

- 4.2.17 The proposed development falls into the fourth category of development being small scale tourism developments appropriate to a rural area and as such meets with this policy.

Policy ENV3

- 4.2.18 Policy ENV3 deals with development in the open countryside and states:

"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area "

- 4.2.19 The proposed development will use building materials which will reflect and enhance the local character of the area and will be in keeping with the character and appearance of the surrounding local area. We feel that the creation of two holiday cottages will provide a significant improvement to the character and visual quality of the immediate area.

Policy ENV24

- 4.2.20 Policy ENV24 is a policy within the Districtwide Local Plan that encourages proposals to incorporate green and renewable energy sources:

"In view of the general environmental benefits associated with harnessing renewable energy sources, the Borough Council will support the development of renewable energy schemes provided it can be shown that such developments would not cause unacceptable harm to interests of acknowledged importance in the local environment."

- 4.2.21 As the proposed plans show the proposal will incorporate solar photovoltaic panels serving each holiday cottage.

Policy RT1

- 4.2.22 Turning to Policy RT1 which is a general policy dealing with recreation and tourism and sets out a number of criteria against which any recreation and tourism proposal will be assessed. We set out each of the criteria below, together with comments as to why we consider the proposed development to comply with the policy:

"The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough. This is subject to the following criteria being met:

- i) *the proposal must not conflict with other policies of this plan;*

We have considered all of the relevant policies of the Local Plan and feel that this proposed development does not conflict with them.

- ii) *the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings;*

The proposed holiday cottages will be created as a result of the demolition of the existing buildings at the application site. The site is located next to the existing farm buildings at Dewhurst Farm and so will be seen as part of a group of buildings and not as a development in isolation.

- iii) *the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*

The proposed development will be built to a high standard using traditional materials which will be sympathetic to the character of the local area and we consider that this will enhance the visual appearance of the application site.

- iv) *the proposal should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*

As we highlighted in relation to Policy G1, criteria b) the proposal relates well to the existing highway network and will not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. The site is also readily accessible to a well-served public transport network.

- v) *the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.*

The site is large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas, as illustrated on the plans submitted with the planning application.

4.2.23 There are additional criteria that apply in the Forest of Bowland AONB however the site is not within the AONB and therefore these will not apply to the proposed development.

Policy T7

4.2.24 Turning finally to Policy T7 which deals with parking provision, this states that:

"All development proposals will be required to provide adequate car parking and servicing space."

- 4.2.23 An adequate amount of car parking space has been provided for on the proposed development site as can be seen illustrated on the plans submitted with this planning application.

4.3 Planning Policy Statement (PPS) 7: Sustainable Development in Rural Areas

- 4.3.1 PPS7 states that one of the Government's objectives for rural areas is *"to promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants."* It continues to state that *"All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness."* PPS7 also supports the replacement of suitably located, existing buildings in the countryside for economic purposes.

- 4.3.2 Paragraphs 12 and 13 of the PPS are concerned with the defining character of rural settlements. Paragraph 12 states that a proposal should:

"be of an appropriate design and scale for its location." Paragraph 12 goes on to say, *"Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting"*.

- 4.3.3 It is considered that the proposal is appropriately designed and sized, and will be constructed in materials that are considered to be traditional and in keeping with materials used in the construction of the surrounding buildings and will result in a development that is sensitive to the local surroundings. The scale of the proposal is also, in terms of its size and mass, in line with the existing buildings of Dewhurst Farm that are to be retained and those which are to be demolished as part of this scheme.

- 4.3.4 Paragraphs 15 and 16 of the PPS are concerned with the protection of the countryside and development within it. Paragraph 15 goes on to say that planning policies of local planning authorities:

"should provide a positive framework for facilitating sustainable development that supports traditional land based activities and makes

the most of new leisure and recreation opportunities that require a countryside location”.

- 4.3.5 We consider that the proposal conforms to the above mentioned extract, and is further supported in paragraph 16 of the PPS in points 1 and 4 which state:

*i). support development that delivers diverse and sustainable farming enterprises, and
iv). provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22.*

- 4.3.6 The final paragraph of the PPS concerns tourist accommodation in rural settings and in our opinion goes onto say that:

“Local planning authorities should support the provision of other forms of self-catering holiday accommodation in rural areas where this would accord with sustainable development objectives”.

4.4 Planning Policy Statement (PPS) 4: Planning for Sustainable Economic Growth

- 4.4.1 PPS4 was adopted in December 2009 and sets out planning policies for economic development. The policies within this PPS apply to rural areas as well as urban areas.

- 4.4.2 Policy EC6 deals with Planning for Economic Development in Rural Areas of particular relevance is paragraph EC6.2 f. which states:

“In rural areas, local planning authorities should:

- f. set out the criteria to be applied to planning applications for farm diversification, and support diversification for business purposes that are consistent in their scale and environmental impact with their rural location.”*

- 4.4.3 We consider the application proposal to be diversification for business purposes that is consistent in its scale and environmental impact with its rural location.

- 4.4.4 Policy EC7 deals with Planning for tourism in rural areas and generally looks favourably on the creation of new tourist development within rural areas and states:

“To help deliver the Government’s tourism strategy, local planning authorities should support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages,

buildings and other features. Local planning authorities should, through their local development frameworks:

- a. support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites, and*
- b. wherever possible, locate tourist and visitor facilities in existing or replacement buildings, particularly where they are located outside existing settlements. Facilities requiring new buildings in the countryside should, where possible, be provided in, or close to, service centres or villages but may be justified in other locations where the required facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re-use*
- c. support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses*
- d. ensure that new or expanded holiday and touring caravan sites and chalet developments are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive areas or from sites prone to flooding or coastal erosion*
- e. recognise that in areas statutorily designated for their natural or cultural heritage qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved.*

4.4.5 It is clear that Policy EC7 provides a clear indication of support at national level for appropriate tourism development of the type proposed by the application. I would also point out that the application site is not in an area of outstanding natural beauty or a locally designated area of important landscape quality and there are no specific environmental designations for the site or the immediately adjoining area.

4.4.6 Policy EC12 deals with Determining Planning Applications for Economic Development in Rural Areas and is of particular relevance to this application and states:

".....In determining planning applications for economic development in rural areas, local planning authorities should:

- b. *support small-scale economic developments where it provides the most sustainable option in villages, or other locations, that are remote from local service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport."*

4.4.7 We consider that Policy EC12 supports the development proposed as it comprises a small scale economic development that will help sustain the facilities in the nearby village of Whalley and market town of Clitheroe and significantly the application site is within walking distance of a nearby bus stop. The policy acknowledges that even if it weren't it may be considered acceptable.

4.5 Planning Policy Statement (PPS) 22: Renewable Energy

4.5.1 We consider that Policy EC12 supports the development proposed as it comprises a small scale economic development that will help sustain the facilities in the nearby village of Whalley and market town of Clitheroe and significantly the application site is within walking distance of a nearby bus stop. The policy acknowledges that even if it weren't it may be considered acceptable.

4.5.2 Paragraph 18 of the PPS concerns small scale renewable energy developments. Within the paragraph the government's stance on small scale renewable energy systems can be seen, "*local planning authorities should specifically include such schemes through positively expressed policies in local development documents.*" We consider that by including a small scale system of solar PV panels that our client's proposal conforms to this and is contributing to the government's main aim, which is to reduce carbon emissions, as mentioned.

4.6 Good Practice Guide on Planning for Tourism

4.6.1 The GPG states in relation to 'The Local Value of Tourism' in paragraph 2.4 that:

"Tourism can bring many broader benefits that will contribute to the economic and social well being of local communities as well as to individuals."

4.6.2 It continues to state in paragraph 2.5 that:

"The revenue generated by tourism can help to:

- *Support and enhance local services and facilities such as shops and pubs, particularly in rural areas;*

- *Secure the retention or upgrading of public services such as public transport, health centres and libraries;*
- *Support a broader and more vibrant and active community by attracting arts, sports or cultural events;*
- *Aid diversification within the rural economy; and*
- *Underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors."*

4.6.3 We consider the proposed development will indeed support and enhance local services and facilities such as the shops and pubs in the nearby village of Whalley and market town of Clitheroe and will also support visitor attractions throughout the Borough. The proposed development is a tourist development which will generate extra revenue for the local area.

4.6.4 Paragraph 2.6 of the GPG states that:

"Tourism depends heavily on the natural and built environment and can also be the key to maintaining and enhancing the environment:

- *The economic benefits of tourism in particular can help to sustain and improve both the natural and built physical environment.*
- *Derelict land and buildings may be brought back into use and the countryside can be better maintained.*
- *Visitors to historic buildings, archaeology and landscapes can provide income or voluntary effort which help to maintain and conserve such assets.*
- *In rural areas the health of the environment and of the community depends on the viability of the local economy. So areas which attract visitors for their scenic beauty and which enjoy income from tourism will be better able to afford to sustain the local environment.*
- *Proposals involving high quality design improve the visual and environmental experience for visitors and the local community alike."*

4.6.5 We believe that the proposed development will create an improved environment to the existing buildings at the application site.

4.6.6 We believe that the development is supported by this GPG.

4.6 DRAFT NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

4.6.1 On 25th July 2011, the Government published a consultation draft of a new planning policy statement which is intended to replace the current suite of PPSs and PPGs. The National Planning Policy Framework is intended to provide more concise guidance, but also set out a framework for the positive treatment of development. The Government is committed to delivering development in order to underpin economic growth, which means that a

number of policy changes are required as well as a more general change in the way in which development is perceived. We consider that this new emphasis would warrant the Council being supportive of the proposed development.

4.6.2 The Government is committed to securing sustainable economic growth. The Government's objective, amongst others, is to raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural economies.

4.6.3 The draft NPPF states *"Planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to:*

- *Support the sustainable growth of rural businesses*
- *Promote the development and diversification of agricultural businesses; and*
- *Support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural services centres."*

5. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

5.1 The proposed development is for the demolition of a dilapidated former agricultural building, an existing workshop/garage and an outdoor muck store and the subsequent creation of two new holiday cottages. The Council has in recent years approved a number of developments similar to that proposed within this application and therefore the principle of replacing dilapidated former agricultural buildings with holiday cottages has been clearly established and we consider that the determination of these applications supports a positive outcome to Mr J Turner's application at Dewhurst Farm. We refer below to the applications with which we have been involved for similar development.

5.2 A scheme to replace three agricultural buildings with five two storey stone built holiday cottages for our clients Mr & Mrs S Holmes at Brotherton Barn, Bolton by Bowland, under application number 3/2008/0104.

5.3 A scheme for the conversion of an existing building to one holiday cottage and the replacement of a modern style agricultural building with two holiday cottages at Higher House, Higher Farm, Kiln Lane, Paythorne, Clitheroe for our client Mr S Green, under application number 3/2009/0712.

- 5.4 A scheme for the replacement of a modern agricultural building with four holiday cottages as two pairs of semi-detached properties at Abbey Farm, Nethertown Close, Whalley, BB7 9SF on behalf of our client Mr R Harrison, dealt with under planning application number 3/2009/0807.

6 SUMMARY AND CONCLUSIONS

- 6.1 This planning application proposes the demolition of a dilapidated former agricultural building, an existing workshop/garage and an outdoor muck store and the subsequent creation of two holiday cottages. The floor area of the holiday cottages following development will be less than the total existing floor area of the buildings at the application site. The proposed holiday cottages will have a slightly different orientation than the existing buildings at the site in order to make use of the existing access track and to make best use of the existing views from the site. The cottages will be built from stone with a slate roof and light oak PVCu windows and doors set within stone surrounds. These materials are in-keeping with the character of the local area and will offer a significant visual improvement to the existing buildings.
- 6.2 The proposed development will benefit the local rural economy and will provide the quality and standard of holiday accommodation which discerning visitors to the Borough require and consequently the applicants have confidence that they will achieve good levels of occupancy in respect of their cottages.
- 6.3 We have demonstrated within this supporting statement that the proposed development conforms to both the national planning guidance and the relevant local plan policies.
- 6.4 The village of Whalley and the market town of Clitheroe are located nearby and will benefit from tourists who will use local services such as shops, public houses and eating establishments.
- 6.5 We have provided examples of three planning applications for the same type of development which have been approved recently within the Borough two of which are located within the Forest of Bowland AONB and therefore the Council has clearly acknowledged the appropriateness of this type of development.
- 6.6 We therefore hope that the Council are able to support this application.

Signed J. Hindle Date 01/02/2012
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)