



RIBBLE VALLEY
BOROUGH COUNCIL

10 OCT 2012

THE
COMMISSION OF

For office use only

Application No: 920120922P

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01200 425051"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

3. Site Address Details

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

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description:

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

Easting:
Northing:

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:

Application reference number:

Date of decision:

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

Condition number(s):

Has the development already started? Yes No If Yes, please state when the development was started:

Has the development been completed? Yes No If Yes, please state when the development was completed:

6. Condition(s) - Removal

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

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

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: First name: Surname:

Person role:

Declaration date:

Declaration made

8. 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:

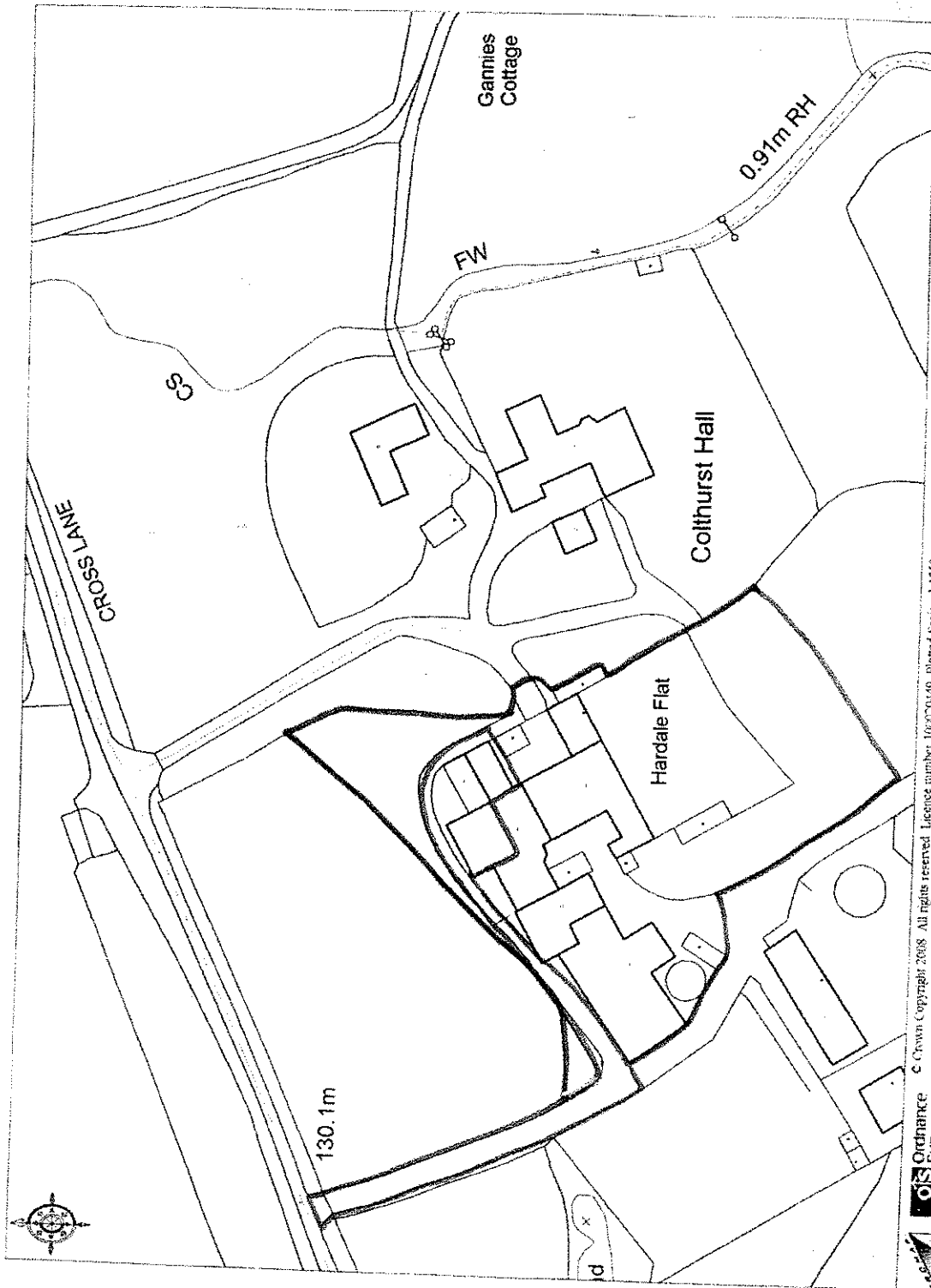
Person role: Declaration date: Declaration Made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

320120922P



OS Ordnance Survey
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PLANNING STATEMENT

320120922P

SITE: THE SADDLE ROOM, CROSS LANE, WADDINGTON

PROPOSAL: REMOVAL OF CONDITION TO ALLOW USE OF HOLIDAY COTTAGE AS AN INDEPENDENT DWELLING

1 ASSESSMENT

- 1.1 The Saddle Room is within a group of buildings which includes two dwellings at Colthurst Waddington. Planning permission was granted on the 8th July 2008 to convert this former workshop into a holiday cottage. The occupation of the holiday cottage is controlled by condition 3 on the permission which reads *"the unit of accommodation shall not be let or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local planning Authority to inspect on an annual basis."*
- 1.2 The holiday accommodation presently comprises a kitchen/dining room, hall, cloakroom and utility on the ground floor and a living room bedroom and bathroom on the first floor. There is a garden and parking area to the north side of the building and a courtyard to the south.
- 1.3 Garden Cottage is about a mile outside the village of Waddington within an area designated as an Area of Outstanding Natural Beauty in the Ribble Valley Districtwide Local Plan.

2 SITE HISTORY

- 2.1 3/2008/0410 Change of use of agricultural workshop to holiday cottage and demolition of agricultural buildings to allow car parking and amenity space. The workshop Colthurst Cross Lane Waddington approved with conditions 08/07/2008

4 PLANNING POLICY

- 4.1 The following saved policies form the Ribble Valley Districtwide Local Plan are relevant to this proposal:
- Policy G1 - Development Control.
- Policy G5 - Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy H2 – Dwellings in the Open Countryside.

National Planning Policy Framework.

4 EVALUATION

- 4.1 This application involves the lifting of a restriction on the occupancy of the building by the removal planning condition 3 on 3/2008/0410 so that it may be used as a dwelling without any occupancy restrictions. The building is located adjacent other buildings including two dwellings and it already has all the facilities that would be required for it to be used as a separate dwelling. It has garden areas and an area next to the building suitable for parking cars.
- 4.2 The main planning issues relating to this application are the principle of the development, what visual affect the proposed use as an independent dwelling might create, whether there will be any visual impact on the AONB, and whether there is any impact on residential amenity on the neighbouring dwellings.
- 4.3 The policy basis relevant to this scheme is set out in the context of national, regional and local development plan policies. At a national level the National Planning Policy Framework (NPPF) came into force on 27 March 2012 and states that 'at the heart of the NPPF is a presumption in favour of sustainable development', which means that for decision making purposes that:
Where the development plan is absent, silent or relevant policies are out of date, granting permission unless,
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
- specific policies in this framework indicate development should be restricted.
- 4.4 The statement in NPPF cited above advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The Council states that it can presently demonstrate a 5.2 year supply of housing land on the basis of 161 dwellings per year. This is based on the figures in the Regional Spatial Strategy requirement, but there are no detailed site adjustments in relation to deliverability.

The annual supply of 161 dwellings is also a minimum requirement rather than a maximum requirement. The creation of a single additional dwelling through the grant of permission in relation to this application would not in any way affect the supply of housing in Ribble Valley.

- 4.5 Policy H2 of the Local Plan restricts development outside settlements. The emerging core strategy acknowledges that in order to meet the Borough's future housing requirements housing development will have to occur outside settlement boundaries. Policy H2 allows for the conversion of buildings to dwellings provided they are suitably located and their form, bulk and general design are in keeping with their surroundings amongst other criteria.
- 4.6 The holiday cottage is located it within an existing group of buildings and adjacent to an existing group of dwellings, as such the proposal is in accordance with the above policies.
- 4.7 The building requires no alteration to it in order for the new use to commence. Policy ENV1 requires development in the AONB to protect and enhance the natural beauty of the area. The proposal to change of the holiday cottage to a dwelling will have a neutral effect on the character of the landscape because no physical alterations are proposed. There are already garden areas and parking areas which are adequate for the property. There is no adverse impact on the character of the landscape.
- 4.8 Policy G1 (a) requires development to be sympathetic to existing and proposed land uses. The character of the use of the holiday cottage will not change as it can already be used for residential purposes. The neighbouring use of the site as a dwellings and farm buildings is compatible with the use of the holiday cottage as a permanent dwelling.
- 4.9 An assessment of the effect of the use of the building for holiday accommodation on the occupiers of the nearby residential properties was made when the planning permission was granted for the conversion of the former workshop to a holiday cottages. The use of the holiday cottage as a permanent dwelling will not have any additional impact on the occupiers of these dwellings. There is no issue regarding

privacy or overlooking from the proposed development. The proposal accords with policy G1 (g).

4 DESIGN

4.1 In the context of the development proposed matters of design are not relevant. There will be no structural changes to The Saddle Room.

5 ACCESS

5.1 Access to the highway will be provided by allocating the existing driveway to the holiday cottage. Adequate parking and turning is already provided.

**Judith Douglas Bsc Hons Dip TP MRTPI
Janet Dixon Town Planners Ltd.
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01200 - 425051**

October 2012