

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:	3/2012/0952/P
Development Proposed:	Retrospective application for the re-siting of a mobile home at The Bungalow, Stocks Lane, Middop, Gisburn, BB7 4JN.

CONSULTATIONS: Parish/Town Council

Rimington & Middop Parish Council – No observations or comments received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Environment Directorate (Highways Engineer) – No objection.

CONSULTATIONS: Additional Representations

One letter of objection has been received from the occupier of an adjacent neighbouring property. The following points of objection have been raised,

1. A number of queries raised regarding the validity of the information provided on the application forms,
2. Insufficient details provided within the D&A or on the plans,
3. Site has already been heavily landscaped using heavy plant and machinery, without planning permission,
4. Proposed caravan is larger than anything else previously approved,
5. No indication of access roads, car parking or landscaping,
6. How long will the applicant be able to use it for if granted planning permission?
7. Is it claiming an established use or a permanent residency?

RELEVANT POLICIES:

National Planning Policy Framework.

Policy G1 - Development Control.

Policy ENV3 – Development within the Open Countryside.

Policy ENV13 – Landscape Protection.

Policy H14 – Rebuilding/Replacement of Dwellings.

Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection

Policy DMH5 – Residential and Curtilage Extensions.

Key Statement EN2 – Landscape.

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

Retrospective planning permission is sought for the re-siting of a mobile home relating to the Bungalow, Stocks Lane, off Burnley Road, Gisburn, BB7 4JN. The mobile home that has been re-sited was granted a certificate of lawfulness certificate in 1992 (3/1992/0333/P) for its siting on land to the west of the application site (indicated as concrete and hardstanding on the submitted plans). The approved site for the mobile home adjoins the river and due to subsidence issues last year, the applicant sought to move his caravan to the position shown on the submitted site plans (within his ownership). Whilst engineering works would be possible to stabilise the site, the applicant wishes to seek formal permission for the mobile homes re-siting to a safer area of land within his ownership, less at risk from subsidence or flooding.

The site proposed is contained within banked land created by the applicant over the past 10 or so years, whether formally agreed or not, and is within 30m of the lawfully approved site (3/1992/0333/P). In visual terms, whilst the new site means that the roof of the mobile home is more visible from Burnley Road, the mobile home is now less visible from land to the north/northwest of the site, namely areas in Rimington, Newby and Howgill. The applicant has also proffered a large area of landscaping to the north/east/south of the mobile home on the banked area in order to provide effective screening.

Policy H14 advises that the replacement of dwellings will be permitted in the open countryside providing, amongst other things, the impact on the landscape is assessed fully and considered to be acceptable, with Policy ENV3 noting that development will be required to be in keeping with the character of the landscape area, and that proposals to conserve, renew and enhance landscape features will be permitted providing regard has been given for the characteristic landscape features of the area. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay 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.

Having visited the site a number of times, the visual impact of the new site for the mobile home is no more detrimental than that of the original site, with the impact being visible from two different directions. The new site is within a more enclosed area of land away from Stocks Lane, and due to the proposed landscape planting, will be further screened from Burnley Road. The scheme will replace the originally granted lawful site and in order to prevent a mobile home being present on both sites, a suitable condition will added to the decision notice in order to safeguard this happening in the future.

In conclusion, given the minimal visual impact the re-siting of the mobile home will have on the surrounding countryside, I am satisfied that the proposed development presented is acceptable and can be suitably controlled by planning conditions to prevent two caravans being sited at this location.

SUMMARY OF REASONS FOR APPROVAL:

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That planning permission is granted.