

Ribble Valley Borough Council

## DELEGATED ITEM FILE REPORT - APPROVAL

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Ref: SK

Application No:	3/2013/0571
Development Proposed:	Proposed erection of three dwellings

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### CONSULTATIONS: Parish/Town Council

Chipping Parish Council have raised objections on the following grounds:

- The site is green field in nature
  - The site is not an infill site
  - The site is located out-with the settlement boundary
  - No need for additional housing in the area
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### CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Highways raise no objection

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### CONSULTATIONS: Additional Representations

3 letters of representation have been received objecting on the following grounds:

- No need for additional housing within the village
  - Increased traffic resultant from the proposal
  - The site is green field in nature
  - The application is not in line with the Chipping Village Plan
  - Overlooking
  - Loss of character in relation to the adjacent PROW
  - No employment within the area
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### RELEVANT POLICIES:

#### Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy H2 – Dwellings in the Open Countryside

Policy ENV3 – Development in open Countryside

Policy ENV13 - Landscape Protection.

#### Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 22 Consultation Draft

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

Policy DMH3 – Dwellings in the Open Countryside

#### National Planning Policy Framework (NPPF).

#### Other relevant policy considerations:

Bolton-by-Bowland Conservation Area Appraisal.

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

Consent is sought for the erection of 3 x detached bungalow dwellings at the north-western extents of Broad Meadow, Chipping.

The area is predominantly residential with the development site being located within the Forest of Bowland AONB and within the defined open countryside. The proposal site is located at the end of a lane which currently serves an existing row of bungalow properties and its divided into two parcels located to the east and west of Croflands, a bungalow located at the end of Broad Meadow Drive.

The submitted details propose the erection of one dwelling directly to the west of Croflands (plot 01) and two dwellings directly to the east (plots 02 & 03). It is proposed that plot 01 will be served by its own dedicated access off the existing highway with plots 02 & 03 sharing access arrangements. Significant design amendments have been sought to ensure the proposed dwellings respond to and enhance their immediate setting. Natural stone faced gables, timber oriel-bay windows, individual gable and bay detailing have been incorporated ensuring the dwellings reflect an element of individual design with recessed balcony elements providing a level of depth and relief.

I therefore consider the proposal acceptable in terms of overall appearance/design.

In relation to the location of the dwellings and principle of the development, I do not consider that the proposed dwellings would be overtly isolated from other built form and consider that they would be read as part of an existing settlement pattern acting as a visual termination to an existing lane/road.

A public Right of Way (PROW) Footpath 96 runs through the application site, located directly to the west of plots 02 & 03. The route is not directly physically affected by the proposed dwellings and additional low-level planting and the addition of a hedgerow has been secured to aid in delineating the route whilst providing a level of separation from the proposed dwellings.

A number of representations have been received in relation to the proposal raising objections on a number of grounds, whilst I recognise that the site is within the defined open countryside and identified Forest of Bowland AONB, I do not consider that the proposal as submitted would be overtly visually harmful to the visual amenity of the area given it is within close proximity to existing built form of a similar scale and orientation to that of the proposed dwellings.

It has been raised that the proposal is out with the Chipping settlement boundary, it is noted that currently the settlement boundaries as set out in the Ribble Valley Districtwide Local Plan are currently out of date and therefore limited weight can be given to their relevance and I consider that as the proposed dwellings will not be overly isolated that the demonstrable visual harm is limited as a result.

Further concerns have been raised regarding additional traffic resultant from the proposal, given the relatively small-scale of development proposed I would not consider that the development would result in a significant increase in traffic that would be of detriment to the immediate or wider highways network particularly given the development will be served by a road that currently accommodates a number of residential dwellings.

As such, it is for the above reasons that I recommend accordingly.

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**SUMMARY OF REASONS FOR APPROVAL:**

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have a significant detrimental visual impact on the immediate or wider context or the Forest of Bowland AONB.

**RECOMMENDATION:** That conditional planning permission be granted.

