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PLANNING APPEAL STATEMENT

PLANNING APPLICATION FOR PERMISSION IN PRINCIPLE
PROPOSED NEW DWELLING WITHIN THE DOMESTIC CURTILAGE OF EXISTING DWELLING
BRENTWOOD, PENDLETON LANE, WISWELL, LANCS., BB7 9BZ

1. This appeal relates to application no. 3/2024/0170 submitted to Ribble Valley Borough Council.
2. The development site is located outside the boundary of the identified Tier 2 village settlement boundary of Wiswell.
3. This appeal is against Ribble Valley Borough Council's refusal of the planning in principle application dated 19th April 2024.
4. The application was refused for a single reason:
 - (i) *The proposal would lead to the creation of a new residential dwelling in the defined open countryside without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. A new dwelling on this site would introduce further urbanisation and detract from the rural character. Furthermore, the siting of the application site outside of the defined settlement area of Wiswell means that future occupants would likely be reliant on a private motor vehicle. Therefore, the proposal fails to comply with Key Statement DS1, DS2 and DMI2 and Policies DMG2, DMH3 and DMG3 of the Ribble Valley Core Strategy 2008 - 2028 as well as the National Planning Policy Framework.*
5. The scope of the considerations for permission in principle is limited to location, land use and the amount of development permitted. All other matters are considered as part of a subsequent Technical Details Consent application if permission in principle is granted.
6. The factors, of location, land use and amount of development are addressed in the document submitted with the original planning in principle application - "Planning In Principle - Design Statement – March 2024".
7. With reference to the reason for refusal. The wording of the reason for refusal is verbatim of the reason for refusal of the initial Permission in Principle application, ref. no. 3/2023/0947, which was refused on 21st December 2023. These refusal matters were addressed in the new Design Statement – March 2024, when the Permission in Principle application was resubmitted.
8. The Ribble Valley Borough Council planning meeting agenda document was referred to prior to the planning committee meeting and concerns listed in the agenda relating to the application were addressed by providing the 'Supplementary Planning Information' document dated 13th April 2024.
9. The proposed development is within the defined curtilage of an existing dwelling. In support of this planning appeal, I refer to the conclusions of an allowed appeal against Ribble Valley Borough Council (ref. no. APP/T2350/W/2/3269165).

"13..... I find that there would be a minor conflict with the spatial strategy for locations for housing as set out in the CS. However, the Government's objective is to significantly boost the supply of housing and the proposal would provide up to three modern homes in a location with adequate access to services. It would round off the developed area of the settlement and improve the site's appearance in an area dominated by housing development without harm to the character of the countryside. Taking all of these considerations into account, I conclude that the benefits outweigh any harm arising from the degree of conflict with the development plan."

The proposed development at Brentwood is effectively rounding off development, within land already occupied by residential property, and is not considered over intensive development.

10. As part of the statutory consultations relating to the original planning in principle application it should be noted that Lancashire County Council Highways raised no objections to the proposals.
11. Consultations with utilities suppliers confirmed that there were no issues with an additional dwelling at the site location.
12. Additional support for this appeal application refers to an approved appeal against Ribble Valley Borough Council. This appeal decision was not available to refer to at the time of the Permission in Principle application for Brentwood. Planning Appeal ref. no. APP/T2350/W/23/3335737 was decided on 1st May 2024. The approved appeal is for a what is considered to be a similar site, with similar transport considerations as Brentwood.
13. In summary, Ribble Valley Borough Council have applied more Core Strategy policy conditions to the planning in principle application than 3 key points of location, land use, and amount of development. The inclusion of transport issues should only be considered at Technical Details Consent stage. The planning in principle route prevents applicants or agents being able to address any additional issues raised by the local authority, resulting in the inevitable planning refusal and appeal.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Derbyshire', written in a cursive style.

Paul Derbyshire *Dip. Surv.*

Dated: 15th May 2024