


**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2016/0620	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	12/07/16	
<b>Officer:</b>	SK	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>REFUSAL</b>

<b>Development Description:</b>	Outline application for a two storey dwelling including access.
<b>Site Address/Location:</b>	The Stables, Chaigley Road, Longridge, PR3 3TQ.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Longridge Town Council object and raise the question of the proposals relationship to the settlement boundary and the potential for the development to exacerbate existing drainage issues.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC HIGHWAYS:</b>	
No response received.	
<b>UNITED UTILITIES:</b>	
No objection.	
<b>LLFA:</b>	
No objection.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One letter of representation has been received raising the following concerns:	
<ul style="list-style-type: none"> <li>• The site should continue running as stables.</li> <li>• Condition of existing roads and access track.</li> <li>• Noise resultant from construction traffic.</li> </ul>	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DMH3 – Dwellings in the Open Countryside Policy DME1 – Protecting Trees & Woodland Policy DME2 – Landscape & Townscape Protection  National Planning Policy Framework (NPPF)

**Relevant Planning History:**

No recent planning history directly relevant to the determination of the current application.

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application site is located directly adjacent to the north eastern extents of the defined settlement boundary for Longridge being within the defined open countryside. The site is located directly to the south and east of an existing stable and menage. The site is bounded to the east by a number of trees and low stone boundary wall which fronts Higher Road.

The application site is located approximately 825m from the primary shopping areas of Berry Lane and Inglewhite road.

**Proposed Development for which consent is sought:**

Outline consent (all matters reserved save that of access) for the erection of a two storey dwelling on land adjacent The Stables, Chaigley Road, Longridge, PR3 3TQ.

The submitted details propose that the dwelling will be sited to the east of the existing menage, on a sloping area of land that occupies a roadside location. It is proposed that the dwelling will be accessed via the existing access track that serves the stable/menage. The proposed Block plan indicates that the dwelling will benefit from parking to the south facing elevation with associated patio and garden area.

The submitted details state that the dwelling will be partially set into the ground being of two storey appearance to the west and single storey appearance to the east. As matters of scale have not been applied for and no indicative cross sections have been submitted in respect of the proposed land levels and finished floor levels, the potential visual impact of such an arrangement cannot be assessed at this stage.

**Principle of Development:**

The application site is located outside and to the north east of the existing defined settlement boundary for Longridge and is therefore considered to be located within the defined Open Countryside.

The Development Strategy for the Borough, as embodied within Key Statement DS1 of the Core Strategy aims to promote development in and guide development towards the most suitable locations in the borough. The classification of settlements into Principal, Tier 1 and Tier 2 settlements was ultimately determined by the preparation of an evidence base document, which assessed the sustainability of settlements which informs the overall Development Strategy for the Borough to aid in achieving sustainable development.

The application site is located outside of a defined settlement boundary. The Development Strategy is clear in its approach that housing development outside of the 32 defined settlements or the principal settlements will therefore now only be acceptable, in principle, if it is for local needs housing or would result in measureable regeneration benefits, neither of which applies to the

current application.

Policy DMG2 sets out the strategic considerations in relation to housing and states that residential development or the creation of new residential planning units outside the defined Settlement Areas must meet a number of considerations, no evidence to suggest that the proposal meets any of these criteria has been submitted in support of the application. In respect of dwellings in the open countryside and those located in the Forest of Bowland AONB these are covered by Policies DMH3 which similarly seeks to resist such developments unless they are to meet an identified local need or specific criteria, none of which apply to the current proposal.

The site is situated outside the settlement boundary of Longridge, which is classed as a Tier 1 settlement.

Although providing residential development in the borough is supported in principal, it is not considered that it should be provided at any cost. Housing development and the creation of new residential dwellings should only be permitted where it is in accordance with the adopted plan and its embodied development strategy, which is underpinned by sustainable principles, and therefore appropriately located.

Development of this type in this location is clearly not in conformity with the Development Strategy for the borough. It also considered it fails to meet essential criteria contained within a targeted policy that deals with new dwellings in the open countryside (DMH3).

It is considered that approval of the proposal would fundamentally undermine a key sustainability element of the Core Strategy and would additionally undermine the criteria and relevance of adopted policy relating to new dwellings in the defined open countryside regardless of whether these relate to new build dwellings or subdivision to create new planning units.

It is furthermore argued that the granting of consent for the current application could set a harmful precedent for the acceptance of other similar unjustified proposals that could cumulatively have an adverse impact on the implementation of the Development Strategy and could potentially set a benchmark that would allow for the erection of other dwellings or the creation of new planning units through subdivision or new build, within the defined open countryside that fail to accord with the criteria as set out in adopted policy DMH3 resulting in the perpetuation of unsustainable patterns of development.

#### **Impact Upon Residential Amenity:**

Given the application is submitted in outline (all matters reserved save that of access) potential impacts upon residential amenities cannot be fully assessed at this stage. However taking into account the indicative siting of the dwelling and the distances from adjacent neighbouring dwellings I do not consider that the application would result in any significant impacts upon the residential amenities of existing occupiers.

I am mindful that there is the potential for future occupiers of the dwelling to experience some level of disturbance by virtue of the proximity to the existing stables/menage, associated comings/goings and storage of waste.

#### **Visual Amenity/External Appearance:**

Given the application is submitted in outline (all matters reserved save that of access) a full assessment of the potential visual impact of the development cannot be made at this stage.

However given the indicative site plan and annotated site arrangements it is clear that the dwelling would be visible along Chaigley Road by virtue of its roadside location. Taking into account the surrounding pattern of development and built form I consider that it is likely the dwelling could be read as a potential anomalous introduction. The pattern of development to the south is clearly defined in its arrangement and clearly can be read as the beginnings/end of the settlement of Longridge depending on direction of travel.

In this respect the dwelling is likely to give the impression of ribbon development and could set a precedent for such further development to the north east and outside of the existing defined settlement boundary.

#### **Landscape/Ecology:**

The application has been accompanied by an arboricultural impact assessment that has identified the need for removal of six trees on site that are self-seeded specimens or of poor condition. No further tree removal is proposed and do not consider there are any issues relating to ecology, wildlife or landscape that would preclude the granting of planning permission.

#### **Other Matters:**

The applicant has submitted supporting information in relation to security concerns over the site and lists a number of anti-social incidents, vandalism and two incidents that have been reported to the police.

Whilst I sympathise with the applicant's case and the events that have transpired, I do not consider them to be of such a degree and extent that would warrant the justification for the erection of a dwelling in the Defined Open Countryside. DM3 is explicit in relation to the criteria which must be met and in this regard the application remains in direct conflict. It could also be argued that issues of site security could be addressed/tackled through exploring other measures other than establishing a permanent presence on site through the creation of a new residential dwelling.

#### **Observations/Consideration of Matters Raised/Conclusion:**

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

#### **RECOMMENDATION:**

That planning consent be refused for the following reason(s)

**01**

The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new residential dwelling in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification which would cause harm to the development strategy for the borough leading to the creation of an unsustainable pattern of development contrary to the core aims and objectives of the adopted Core Strategy and the NPPF presumption in favour of sustainable development.

**02**

The proposed development would create a harmful precedent for the acceptance of other similar proposals in the defined open countryside without sufficient justification, which cumulatively would lead to the perpetuation of unsustainable patterns of development, outside the existing defined settlement which would have an adverse impact on the implementation of the Development Strategy as adopted within the Ribble Valley Core

	Strategy, contrary to the interests of the proper planning of the area in accordance with the core principles and policies of the National Planning Policy Framework.
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