



JUDITH DOUGLAS TOWN PLANNING LIMITED

Land adjacent to Park Hey House, Stoneygate Lane, Knowle Green, Preston PR3 2ZS

Proposed development:

Construction of one holiday unit in place of two holiday units.



Planning Statement

February 2017

JDTPL0083

Judith Douglas BSc (Hons), Dip TP, MRTPI



90 Pimlico Road, Clitheroe, Lancashire, BB7 2AH

Telephone: 01200 425051

Mobile: 07729 302644

Email: judith@jdouglastownplanning.co.uk

Website: www.jdouglastownplanning.co.uk

1.0 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs J Swift. In August 2012 planning permission was granted to construct two holiday units, patio garden and garden and to extend the vehicular access. A non-material amendment was approved for minor changes to the design. The development has commenced on the construction of the two holiday cottages. The applicants having studied the holiday rental market consider that there will be greater demand for a single large holiday unit than two medium sized units. They are seeking permission to alter the design of the proposed development to one larger holiday unit.

1.2 The application should be read in conjunction with:

Location Plan

107 04 dated 2/17

Package treatment plant details

2.0 PROPOSAL AND SITE DESCRIPTION

2.1 This location for the holiday units was chosen because of its natural screening. The units were designed to follow the contours of the land so that they appear to be single storey on the western side and two-storey on the eastern side. The entrance to the units are at ground level with living area, kitchen and bedroom, all suitable for wheelchair users, with two further bedrooms on the lower ground level. This general arrangement has been retained in the revised scheme for one unit, with wheelchair accessible accommodation retained on the upper floor with further bedrooms on the lower floor.

2.2 The approved holiday lets are to the east of an agricultural building, and to the north of the dwelling Park Hey House. All of the buildings will be served from an existing single vehicular access off Stoneygate Lane.

2.3 The surrounding landscape is characterised by sloping fields surrounded by substantial hedges and small areas of woodland. The applicants have carried out significant amounts of trees and hedgerow management which has contributed beneficially to habitat protection.

3.0 PLANNING SITE HISTORY

- 3.1 3/2012/0499 Proposed erection of two holiday units, patio garden and garden and extend vehicular access approved 20/08/2012
- 3.2 3/2015/0834 Non-material amendment approved 09/12/2015

4 THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy.

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DME2 – Landscape & Townscape Protection

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

5 EVALUATION

- 5.1 The application seeks consent to replace the permission for two holiday units for one large holiday unit. The permission for the two units has been commenced and this is a material consideration in the planning application.
- 5.2 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged and that significant new attractions will be supported in circumstances where they will deliver overall improvements to the environment and benefits to local communities and employment opportunities. The proposed development would contribute to the tourism economy and is in accordance with Key Statement EC3.
- 5.3 The application site is located in the open countryside outside the Forest of Bowland AONB. Core Strategy Policy DMG2 requires development outside of defined settlement areas to meet at least one of six considerations one of which is the following:

4. The development is for small scale tourism or recreational developments appropriate to a rural area.

5.4 The proposed development would represent a small-scale tourism development of a type that is appropriate to this rural area and consequently complies with the above criterion contained with DMG2.

5.5 Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported subject to the following criteria being met:

- i. The proposal must not conflict with other policies of this plan;*
- ii. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- iii. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- iv. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- v. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- vi. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

5.6 The application site is not within a main settlement, but is it well related to an existing group of buildings. The visual impact of the proposed development will not differ from the approved scheme as the design of the building is exactly the same as the approved scheme in terms of height, footprint and position there are only minor changes to the external appearance of the building.

5.7 Policy DMB1 (supporting business growth and the local economy) states that “*proposals that are intended to support business growth and the local economy will be supported in principle*”. The reason for the planning application is that the applicants having studied the holiday rental market consider that there will be more demand for a larger unit of accommodation than for two smaller units. The market is well catered for as regards three bedroomed properties. There is less choice when it comes to larger properties for which there

is strong demand. The market they are aiming to attract are several generations of a family wishing to holiday together as a family get-together or groups of friends. There is strong demand for long- weekend accommodation from families attending weddings within the area. It is a business response to the market which has necessitated the submission of the application.

- 5.8 The Planning Officer in assessing the application for two holiday units in the delegated report written in 2012 noted: -

“This location for the building is such that it would now be part of the group formed by the existing dwelling, the approved agricultural building and the numerous properties on the western side of Stoneygate Lane. The precise location also benefits from natural screening due to extensive tree cover to the east and due to the existing land levels. The building has been designed to follow the contours of the land so that it appears as single storey on the western side (facing Stoneygate Lane) and two storey on the eastern side (which faces and looks over the applicant’s field and the extensive tree cover beyond). The location of the building is therefore such that it would have minimal impact on the landscape and that, in any event, it would appear as part of the existing group of buildings.”

These comments apply equally today. In regard to the design of the building he noted: -

“The proposed units are simple in form and would be constructed with a natural slate roof and a cream coloured rendered finish to the walls. There are many examples of rendered or painted cottages in the locality. On the eastern elevation of the units there is a timber framed bay window echoing the timbers within a traditional farm building which is glazed to afford views of the landscape to the east. When combined with its well-screened location, the design and external materials of the building are considered to be appropriate in terms of visual amenity”

- 5.9 The elevations of the approved scheme and the proposed scheme are the same apart from one entrance door being now patio doors and an elevational change to the design of the large bay mullions. The columns supporting the projecting bay are re-introduced (having been omitted under the non-material amendment application).

- 5.10 As before it is still the applicants’ intention to offer part serviced accommodation where breakfast would be provided and served in the property with the option for other meals to also be prepared and served. This would result in benefits to the local economy by the purchase of goods and services locally. The proposal would also benefit the existing businesses in Ribchester that is only approximately 1.9km away from the site.

- 5.11 The proposal would also comply with Section 3 of NPPF which states that, in order to provide a strong rural economy, Local Planning Authorities should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;

-
- promote the development and diversification of agricultural and other land-based rural businesses;
 - support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
 - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

6 CONCLUSION

- 6.1 The proposal fully complies with the policies of the Core Strategy and the advice relating to the rural economy in the NPPF. It remains acceptable in visual amenity and highways safety terms as the proposed development is very little change from the approved scheme. The proposal continues to benefit the local economy and there are no planning reasons to withhold planning permission.