

RIBBLE VALLEY BOROUGH COUNCIL



Ribble Valley
Borough Council

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APPEAL STATEMENT

TOWN & COUNTRY PLANNING ACT 1990

Planning Inspectorate Reference:	APP/T2350/W/17/3178692
LPA Application Reference:	3/2017/0192
LPA Officer:	Stephen Kilmartin

Appeal by Mr Hugh Gornall

Against the refusal by

Ribble Valley Borough Council to grant planning permission for:

Full planning consent for the change of use from former agricultural building to one dwelling

Countess Hey, Elmridge Lane, Chipping PR3 2NY

**WRITTEN REPRESENTATIONS SUBMITTED ON BEHALF OF
THE LOCAL PLANNING AUTHORITY**

Introduction

1.1 This appeal is against the decision of Ribble Valley Borough Council to refuse the granting of planning consent for the change of use from former agricultural building to one dwelling at Countess Hey, Elmridge Lane, Chipping PR3 2NY.

1.2 The application was refused under delegated powers on the 20th of April 2017 for the following reasons:

1. *The proposal is considered contrary to DMH4 of the Ribble Valley Core Strategy insofar that that the building and its materials are not considered worthy of retention by virtue of their intrinsic interest, potential or contribution to their setting within the Forest of Bowland AONB.*
2. *The proposal is considered to be in direct conflict with Key Statement EN2 and Policies DMG1, DMG2 and DMH4 of the Ribble Valley Core Strategy by virtue of its design and external appearance, which fail to protect, enhance or conserve the character of the AONB Landscape or character of the area. It is further considered that approval of the development would result in the introduction an incongruous, discordant and unsympathetic form of development that would be of significant detriment to the visual amenities and character of the area by virtue of its failure to reflect local distinctiveness, vernacular style, or features.*
3. *The proposal, by virtue of the extent of proposed residential curtilage, driveway area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines would represent a suburban visual encroachment into the area to the detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB contrary to Key Statement EN2 and Policies DMG1, DMG2 and DMH4 of the Ribble Valley Core Strategy*
4. *The works, extent of demolition and alterations proposed go beyond that which is considered reasonable to be classed as solely conversion works and are cumulatively considered to constitute major alterations contrary to policy DMH4 of the Ribble Valley Core Strategy.*

Appeal Site and Surrounding Context

2.1 The appeal site is located within an open countryside context being located within the Forest of Bowland Area of Outstanding Natural Beauty. The site is located approximately 1.65 miles to the north of the northern extents of Longridge. The character of the area is predominantly rural with surrounding landscape being utilised primarily for the purposes of agriculture.

The existing building to which the appeal relates is located to the west of Elmridge Lane being accessed off the aforementioned lane by an existing road that serves Countess Hey and Countess Hey Barn. Bona Vista, an existing dwelling house is also located directly to the east of the application building.

2.2 The application building is a single storey structure formerly used for the purposes of agriculture/agricultural storage. The applicant has stated that due to the cessation of this use the building has lain vacant and unused for a number of years. The building is of a pitched roof appearance with central gable being of blockwork and render construction with concrete tiled roof.

The Proposed Development

3.1 The Consent is sought for the conversion of the existing agricultural building to that of a 3 bedroom dwelling house with integral garaging and creation of associated private residential curtilage.

3.2 The works associated with the proposed conversion are as follows:

- Remove existing gable to southern elevation.
- Re-cover existing roof with natural blue/grey slate
- Cladding of each of the external walls of the building with reclaimed natural stone.
- Introduction of new window and door openings to each elevation.
- Creation of a residential curtilage (excluding the footprint of the dwelling) of 882.6sq.m
- Erection of boundary fencing/walling to demark proposed residential curtilage.
- Creation of vehicular access point to north of application site.

- 3.3** The existing building measures approximately 10.1m in width and being 29m in length resulting in an overall footprint of 292.9sq.m. The submitted details propose a reduction in the footprint of the building through the demolition of a western section of the building which measures approximately 5m by 10.1m (50.5sq.m) resulting in a footprint reduction of approximately 17.2%, contrary to the appellants claims that the footprint will be reduced by 21%.
- 3.4** The application site area measures approximately 1125sq.m in area, taking into account the footprint of the building post demolition work (242.4sq.m), this will result in the creation of an associated private residential garden area measuring approximately 882.6sq.m.

Relevant Planning History

- 4.1** The following planning applications are directly relevant to the determination of the current appeal:
- 4.2 3/2016/0437:**
Change of use from former agricultural building to one dwelling. (Refused)
- 4.3 3/2014/0440:**
Prior notification of change of building to dwelling house. (Withdrawn)
- 4.4 3/2013/0780:**
Proposed detached outbuilding within residential curtilage to be used as ancillary study/art studio. (Approved)

Relevant Planning Policy & Guidance

- 5.1** The planning policy context for the appeal site is set out at a national level by the National Planning Policy Framework (NPPF) and at a local level by the Ribble Valley Core Strategy (Adopted 16th December 2014).

National Policy Context

- 5.2** The National Planning Policy Framework (which was adopted on 27 March 2012) provides the most up to date national planning policy context for the appeal application and therefore remains a material consideration in planning decisions.
- 5.3** The NPPF at paragraph 196 reaffirms that: The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise whilst the Framework remains a material consideration in planning decisions.

Local Policy Context

- 6.1** The Inspector's final report into the examination of the Core Strategy is dated 25th November 2014 and was made public at 9.00am on Tuesday 2nd December 2014. The Inspector (Simon Berkeley) concluded that, with the recommended main modifications set out in the Appendix to the Inspector's report, the Ribble Valley Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. The formal adoption of the Core Strategy (including the Inspector's modifications) was considered and adopted at a Meeting of Full Council on Tuesday 16th December 2014.
- 6.2** In view of the Inspector's conclusions and the subsequent formal adoption of the Core Strategy the local planning authority considers that full weight can now be given to the Core Strategy which fully supersedes the Districtwide Local Plan (1998) and is therefore the starting point for decision making within the Borough.
- 6.3** The appeal site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) in a rural open countryside location. In respect of development within the AONB, Key Statement EN2 of the Adopted Core Strategy states that *'the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.'*

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials’.

6.4 The supporting text to EN2 further states that *‘Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required.’*

6.5 In respect of the conversion of barns and other buildings to dwellings, such proposals are assessed against the criterion of Policy DMH4 which states:

Planning permission will be granted for the conversion of buildings to dwellings where

- 1. The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and*
- 2. there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
- 3. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*
- 4. There would be no detrimental effect on the rural economy, and*
- 5. The proposals are consistent with the conservation of the natural beauty of the area.*
- 6. That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

The Policy further requires that the building to be converted must meet the following criteria:

- 1. Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning application of this nature. This should include plans of any rebuilding that is proposed;*
- 2. Be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and*

3. *The character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*
4. *The building has a genuine history of use for agriculture or another rural enterprise.*

6.6 The supporting text to DMH4 further states that *'The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated.'*

6.7 Policy DMG2 sets out general sets out general strategic considerations within the Borough and states that *'in protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well-being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area..... development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.'*

6.8 Policy DMG1 is relevant to the current appeal insofar that it sets out general considerations for all development within the Borough, in relation to matters of design the Policy states:

In determining planning applications, all development must:

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

Visual Amenity, Design and External Appearance

7.1 The existing building is a disused agricultural storage and livestock building of a predominantly blockwork construction with pitched roof and central gable feature. The building benefits from three openings on the southern elevation One of which providing access to the central storage area (centrally located) with the remaining two providing access to the 'former stalls', the overall arrangement of this elevations is largely symmetrical in nature. The north elevation benefits from two openings, the central of which once again serves the central storage area and the remaining opening providing access to the western most stall. The east elevation accommodated a domestic-sized door with the west elevation being devoid of any openings.

7.2 The works associated with the proposed conversion are as follows:

- Remove existing gable west elevation and demolish portion of building
- Re-cover existing roof with natural blue/grey slates
- Cladding of all external walls of the building in natural stone.
- North Elevation: Introduction of 5 window openings, one door opening and two garage door openings.
- South Elevation: Introduction of six windows openings and one door opening
- East Elevation: Introduction of one window opening and one door opening
- West Elevation: Introduction of two window openings.
- Creation of a residential curtilage (excluding the footprint of the dwelling) of 882.6sq.m
- Erection of boundary fencing/walling to demark proposed residential curtilage.
- Creation of vehicular access point to north of application site.

7.3 Clearly the proposed works are extensive and it is respectfully requested that the Inspector note that the aforementioned windows and doors (19 in total) fails to utilise any of the existing openings on the existing building save for those that are to be 'infilled' to accommodate smaller apertures.

7.4 Taking into account the extent of the above works the Local Planning Authority is of the view that the works go beyond that of which could reasonably be considered as conversion. The proposal involves the complete remodelling of the existing building to an extent whereby it would be indiscernible from its current appearance and therefore could be considered as works that are tantamount to new construction.

7.5 Notwithstanding the Authority's views in respect of the extent and measure of the proposed works, the Local Planning Authority is of the view that the proposal would significantly undermine the character, appearance and visual amenities of the protected AONB Landscape and the immediate context.

7.6 It is considered that proposal would result in the introduction of a dwelling that fails to contribute or enhance its immediate setting by virtue of its overtly domestic appearance which fails to respond positively to the rural characteristics of the area. The authority considers that the proposal would appear incongruous upon the landscape insofar that it would appear more akin to a large domestic bungalow than that of a typical rural conversion. This is exacerbated through the introduction of a large number of domestically proportioned window/door openings and the double integral garage door arrangement.

Matters Relating to Housing Supply:

8.1 It is the Council's position that it can demonstrate a five year supply of housing land in accordance with paragraph 47 of the NPPF, in which case its policies in relation to the supply of housing can be considered up to date in terms of paragraph 49. The latest housing land position set out in the Housing Land Availability Schedule April 2017 (HLAS)¹ shows a supply position at 31st March 2017 of 5.73 years. This updates the position from September 2016 which was the latest position at the time the application was determined.

8.2 The Council is aware of the guidance at para.47 of the NPPF in relation to the application of a buffer to the calculation of the housing supply situation. The application of a 20% buffer rests on "persistent undersupply" although there is no precise definition in NPPF of what this means. The council has previously applied a 20% buffer, reflective of the position when the Core Strategy was emerging that completions were lagging behind an increasing requirement. This was due to a variety of matters including: a change in strategic policy (under the former structure plans and Regional Spatial strategy) which rendered the borough as an area of housing restraint; and the impact of the recession from 2007 onwards. However, completions have picked up in the last three monitoring years and have exceeded Core Strategy requirements as shown in the table below:

¹ Available at:

https://www.ribblevalley.gov.uk/downloads/file/11111/housing_land_availability_survey_april_2017

Monitoring year	Net dwellings completed	Shortfall (-) or excess (+) in relation to annualised requirement (280)
2008/9	75	-205
2009/10	89	-191
2010/11	69	-211
2011/12	147	-133
2012/13	172	-108
2013/14	183	-97
2014/15	345	+65
2015/16	300	+20
2016/17	390	+110
TOTAL	1770	-750

(source: RVBC housing land monitoring)

8.3 Government's latest thinking in relation to a "housing delivery test" is set out in the housing White Paper, "Fixing our Broken Housing Market" (February 2017). In terms of the test, a 20% buffer would not apply where completions over the last three monitoring years have exceeded the annualised requirement as set out in a local plan. The matter in relation to Ribble Valley's five year supply was considered at the meeting of Planning and Development Committee on 22nd June 2017, who resolved to apply the 5% buffer in accordance with paragraph 47 of the NPPF and that the calculation of five year supply, based on it be approved for monitoring and decision making purposes.

8.4 On the basis of the above, the housing requirement at 31st March 2017 is calculated as follows:

A	Planned provision 2008 – 2028 (Ribble Valley Core Strategy – Key Statement H1)	5600
B	Annual equivalent (A÷20 years)	280
C	Five year requirement (Bx5)	1400
D	Completions to date	1770
E	Shortfall to date ([280x9]-D)	750
F	C+E	2150
G	5% buffer (5% of F)	108
H	Total 5 year requirement (C+E+G)	2258
I	Annualised requirement (G÷5)	452

8.5 The Council's supply of specific deliverable sites in accordance with para. 47 of NPPF is made up largely of sites with planning permission. The starting point, in accordance with footnote 11 to para. 47, is that, "sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that the schemes will not be implemented within five

years, for example that they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

8.6 The Council takes a realistic approach to the consideration of sites within its supply. Sites with planning permission are monitored regularly and information on completions is assessed on a six monthly basis to enable an accurate assessment of development activity in the Borough. Several aspects of the calculation ensure that it is robust. Firstly, any sites which are known to be undeliverable or where development has commenced but has become incomplete and inactive are deducted from the supply (total 26 units at 31st March 2017). Secondly, large sites are given individual consideration and only those dwellings deemed deliverable in the five year period are included in the supply (amounting to 718 out of 2182 units on 4 large sites at 31st March 2017). The allowance in the five year supply is based on information provided by developers/agents and/or officer judgment. The latter will include review of information on phasing and delivery (e.g. provided in applications for planning permission and discharge of conditions) and information on completions from previous monitoring. Thirdly, a 10% allowance for slippage is deducted from all sites with planning permission or awaiting Section 106 Agreement, which have not commenced (amounting to a deduction of 177 dwellings at 31st March 2017).

8.7 Deliverable supply at 31st March 2017 also includes: provision for 50 units on sites allocated in the submission version of the Housing and Economic Development DPD (submitted 28th July 2017); a modest windfall allowance (23 units per annum), calculated in accordance with NPPF (para.48 and glossary); and the contribution of two sites awaiting completion of a section 106 agreement (92 dwellings).

The calculation of supply at 31st March 2017 (as extracted from HLAS) is as follows:

<u>SITES NOT STARTED</u>	No. units
Sites subject to Section 106 Agreements	92
Sites with planning permission:	
full permission (market units only)	534
outline permission (market units only)	1477
Conversions not started (market units only)	88
Affordable Units	799
	<i>Sub total:</i> 2990
Less dwellings on sites not deliverable	0
Less dwellings on large sites deliverable beyond 5 year period	-1221
	<i>Sub total:</i> 1769
	Less 10% slippage -177

<i>total:</i>	1592	A
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<u>SITES UNDER CONSTRUCTION</u>	No. units	
Dwellings not started	625	
Dwellings under construction	395	
Conversions	80	
<i>Sub total</i>	1100	
Less sites not currently active	-26	
Less dwellings on large sites deliverable beyond 5 year period	-243	
<i>Sub total</i>	831	B

<u>ADDITIONAL CONTRIBUTIONS</u>	No. units	
Sites allocated in Reg 19 HED DPD to meet residual requirements	50	C
Plus windfall allowance	115	D

TOTAL SUPPLY (A+B+C+D)	2588	
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8.8 On this basis the housing supply position at 31st March is 5.73 years and the Local Planning Authority can therefore demonstrate a 5 year supply of housing.

Further Observations/Comments Appellants Case:

9.1 The appellant states (Para. 5.4 Appeal Statement) that the Local Authority considers that if the *‘building is not worthy or retention then any residential conversion would represent an incongruous, discordant and unsympathetic form of development irrespective of how it is designed’*. The Local Authority disputes this erroneous claim insofar that the Authority, in refusing the application, considers firstly that the building is not worthy of retention by virtue of its failure to possess any intrinsic interest and its failure to contribute to its setting as required by Policy DMH4. Contrary to the appellants claims the Authority does not consider that any subsequent conversion would automatically *‘represent an incongruous, discordant and unsympathetic form of development’*, rather the Authority considers that the building is not appropriate for conversion by virtue of its failure to presently enhance or contribute to its setting. Matters relating to the development, precisely the proposed conversion works, being considered as incongruous and discordant, these are clearly determined separately from the primary ‘conversion’ issue both within the refusal reasons of the original decision notice and accompanying Officers Delegated Report.

9.2 The appellant (Para. 5.6 Appeal Statement) wishes to place a reliance on Para 55 of the National Planning Policy Framework in support of the application. The appellant states that the

proposal is in general accordance with the requirements of Para.55 in that it relates to *'new isolated homes in the countryside'* which supports the re-use of redundant or disused buildings and lead to an enhancement of the immediate setting.

- 9.3** However the Authority notes within the Appeal Statement the appellant goes on to recognise that the building to be converted is *'not isolated in the landscape but is instead sandwiched between part of an existing group of converted buildings'* (Para 5.13 Appeal Statement). Given the building is not 'isolated' it is argued that in this respect Para.55 of the NPPF is not relevant, notwithstanding the locational relevancy to Para. 55, the Authority maintains that the Adopted Development Plan (Core Strategy) is the starting point for all decision making within the Borough with the NPPF remaining a material consideration.
- 9.4** Paragraph 5.14 of the appellants statement states that the building to be converted is within close proximity of an existing building (Bonna Vista) which currently fails to *'reflect the character of the area'*. The proximity or presence of an existing development that fails to contribute or enhance the protected landscape cannot be used as a precedent to justify what the Authority considers to be further development which equally fails to play a role in enhancement of the AONB, such a scenario would only lead to cumulative additional harm.
- 9.5** The appellant (Para 5.15) further confirms that they consider that the site and existing building *'do not currently contribute to the character of the AONB landscape or locality'*. The admission that the current building and sites failure to currently contribute or enhance it setting, when considering the principle of the proposed conversion of the building, leads to direct conflict with DMH4 which states that *'the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting.'*
- 9.6** In relation to these matters the appellant seeks to create a selective interplay between DMH3 and DMH4 in their argument in favour of the application. However DMH4 requires that any buildings to be converted must currently contribute to the landscape character of the area. The aim of this requirement is to ensure that utilitarian structures, or those of a utilitarian appearance, which may not presently enhance or contribute to their setting are not given further permanence through conversion to residential use. This specific criteria seeks to take account of potential legacy consents or buildings which may have been associated with agriculture use, and as a result erected or approved under a separate and differing set of considerations. It is argued that DMH4, in part, clearly seeks to counter the potential scenario

whereby the sole existence of such a building or structure is used as an argument or justification for the creation of a permanent dwelling through conversion where the building does not contribute to the enhancement of its setting.

- 9.7** The appellant in Par 5.29 of the submitted Appeal Statement appears to suggest that the Authority considers that any residential conversion would appear incongruous and unsympathetic by virtue of the current building failing to be worthy of retention. These matters have been addressed in Point 9.1 of this statement. However for the purposes of clarity the Authority considers, in isolation, that the design and external appearance of the building resultant from the proposed works *'would result in the introduction an incongruous, discordant and unsympathetic form of development that would be of significant detriment to the visual amenities and character of the area by virtue of its failure to reflect local distinctiveness, vernacular style, or features.'* This matter is clearly considered and determined in isolation and separate from the 'principle of conversion' both within the officers delegated report and decision notice.
- 9.8** Paragraph 5.30 of the appellants statement claims that the residential curtilage associated with the development is likely to be 'modest'. The Local Planning Authority disagrees with this point insofar that it is clear the curtilage associated with the proposed conversion is significant in size measuring approximately 882.6 Sqm. Policy DMH4 states that *'The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated'* . It is considered that extents of the residential curtilage proposed are likely to result in compounding the proposals domestic and suburban appearance. It is further consider that the likely proliferation of domestic paraphernalia within the proposed curtilage will be of further detriment to the protected landscape through the creation of a suburban visual encroachment into the area.
- 9.9** In paragraph 5.35 of the submitted Appeal Statement the appellant queries the matters raised by the Authority in relation to the extent of works proposed an makes reference to the limitations/requirements of DMH4. The Local planning Authority, in its fourth reason for refusal argues that the proposed works go beyond that which can reasonably considered as works relating solely to conversion. In this respect it is considered that the alterations proposed go beyond that which could reasonably be considered as works limited to that of 'conversion'.

9.10 Particularly insofar that the partial demolition, replacement of the roof in its entirety, removal of the existing central gable feature and the wholesale over-cladding of the existing building with stone, when considered cumulatively, are equatable to a level of works that are more akin to that of, or tantamount to new construction rather than works limited to that of normal and common-practice conversion. In this respect it is also argued that the works could not be considered solely that of 'conversion' insofar that the proposed works would fundamentally alter the appearance of the existing building beyond a point whereby its original appearance or character (regardless of architectural merit) would be recognisable.

Conclusions/Statement of Case

10.1 The starting point for assessing the principle of such conversions within the Forest of Bowland AONB is Policy DMH4 which states that 'the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting'. In this respect the proposals is considered to be in direct conflict with DMH4 given the existing building is not considered to be of any intrinsic interest or provide any contribution to its setting. Whilst it is noted that the applicant makes reference to DMH3, Policy DMH4 deals explicitly with the conversion of buildings and should be read in concert with DMH3.

10.2 In respect of the visual impact of proposed building alterations, the submitted details propose the re-cladding of the entirety of the building, an element of demolition and the re-roofing of the remaining structure. The submitted details propose that a number of windows and door opening be introduced into the re-clad building including a double door garage arrangement to the north elevation. Taking into account the proposed alterations, windows arrangements, fenestrational proportioning and integral garage arrangement and the overall external appearance of the proposed dwelling, the authority considers that the proposal would result in the introduction of an incongruous form of development which is overtly domestic and suburban in appearance that fails to reflect local distinctiveness, vernacular style, acknowledge the special qualities of the area contribute or enhance its setting or the protected AONB landscape.

10.3 In relation to the main thrust of the appellant's case and the principle of the building being considered as acceptable, Policy DMH4 is panoptic in that by virtue of its wording, all criteria

embodied within the policy must be met for a proposal to be considered to be in compliance with its requirements. The appellants consider that meeting one or more criteria of DMH4 (or other Policies within the Adopted development Plan) sufficient reason to grant consent, but in this respect I consider the applicant has failed to take full account of the panoptic nature of DMH4 or the requirement to meet all criteria/provisos embodied within the policy.

10.4 The Local Planning Authority further considers that the proposal, by virtue of the extent of proposed residential curtilage, driveway area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines would represent a suburban visual encroachment into the area to the detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB.

10.5 It is for these reasons and having regard to all material matters raised, that the Inspector is respectfully requested to dismiss the appeal.