

Out Lane Head Farm, Out Lane, Chipping, PR3 2NQ.

Proposed construction of a replacement dwelling
and associated works

PLANNING STATEMENT

January 2018

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Report Control

Document: Planning Statement

Project: Out Lane Head Farm, Out Lane, Chipping, PR3 2NQ.

Client: Sam Hardman

Job No.: 16_209

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3			
4			

1 INTRODUCTION

- 1.1 PWA Planning is retained by Sam Hardman ('the Applicant') to progress a full planning application for the erection of a replacement dwelling ('proposed development') at land associated with Out Lane Head Farm, Out Lane, Chipping, Lancashire ('application site'). This Planning Statement's purpose is to assess and conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material considerations.
- 1.2 The planning application is made to Ribble Valley Borough Council (the Local Planning Authority) as a full detailed application and relates to the red edge application site boundary defined by the Location Plan (drawing no. 2899-000). The dwelling is to be situated within the residential curtilage of the existing dwelling, which is to be demolished upon occupancy of the proposed replacement.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.4 This Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole.
- 1.5 This statement should be read in conjunction with the submitted application package, which includes the following documents: -
- 1 APP form, relevant certificates and notices;
 - Drawn information: -
 - Location Plan (drawing no. 2899-000);
 - Existing Site Plan (drawing no. 2899-001);
 - Existing Sectional Elevations (drawing no. 2899-002);
 - Proposed Site Plan (drawing no. 2899-003C);
 - Proposed Ground Floor Plan (drawing no. 2899-004B);
 - Proposed First Floor Plan (drawing no. 2899-004B);
 - Proposed Elevations -1 (drawing no. 2899-005B);
 - Proposed Elevations -2 (drawing no. 2899-006B);
 - Planning Statement (this document);
 - Bat + Owl Survey; anf
 - Tree Survey.
- 1.6 The aforementioned documentation reflects the validation requirements of Ribble Valley Borough Council, in particular those as advised in the pre-application response dated 22/06/2016.

Furthermore the submitted documents compromise revised versions of the information submitted as part of the previous application for a similar proposal on the site (app ref: 3/2017/0574).

1.7 The remainder of this report is structured as follows: -

- Section 2 - Site Description;
- Section 3 - Proposed development;
- Section 4 - Planning History;
- Section 5 - Planning Policy Assessment;
- Section 6 - Material considerations;
- Section 7 - Conclusions.

2 SITE DESCRIPTION

- 2.1 The application site comprises a detached dwelling which benefits from a large garden. Beyond the north-eastern garden boundary is an area of hardstanding a portion of this is used for agricultural vehicle storage whilst the area closest to the dwelling has been used for domestic parking. It is proposed that this will be formalised through the provision of a garage. The existing dwelling has a rural character which is also prevalent in adjacent agricultural buildings and other dwellings which exist in the wider locality.
- 2.2 The site forms part of the buildings associated with Out Lane Head Farm, the rest of which are situated to the south-west of the development plot. The site sits just off the highway with the general surrounding landscape being predominantly rural/agricultural, although as noted other farmhouses and residential dwellings do exist within the surrounding countryside. The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty.
- 2.3 The site and the cluster of buildings located around Out Lane Head Farm are all accessed directly off the adopted highway to which the existing house and farm buildings sit adjacent to. The site's location just off the highway provides for direct access to Chipping, whilst also permitting for access to the wider rural surround and the more major roads which link the site to other larger service centres.
- 2.4 A location plan showing the site within its wider setting is provided with the supporting documents (drawing no. 2899-000). Additionally, see Figure 1 below for an aerial image of the site in its closer setting:



Figure 1: Aerial image showing the location of the site (not to scale)

- 2.5 Whilst the site is undoubtedly rurally located, a variety of local services are available in Chipping, being the nearest settlement at 1.8km to the south-east, such as a local store, Café, primary schools,

public houses, places of worship and a village hall. The closest bus route to the site is located in Chipping, approx. 1.75km away. From this location, direct buses can be utilised to access Clitheroe, Blackburn and Preston, reducing the need to drive longer distances to the region's larger settlements. Train services exist at all of the aforementioned locations ensuring all other cities and surrounding towns remain accessible. The proposed development lies within 11km of the M6-M55 junction, from here fast links to major settlements across the region can be utilised via further access to the wider motorway network.

- 2.6 The site is sustainably located in regard to other means of travel. A number of established public rights of way are within close proximity to the site. Entrances to footpaths 3-12-FP-85, 3-112-FP-87 and bridleway 3-12-BW-10 are located to the north east of the site with the latter being the closest at less than 100m away. These routes form part of a collection of public rights of way that allow for direct access to the nearest settlement, Chipping. Additionally, footpaths 3-12-FP-100 and 3-12-FP-101 provide access to the north toward the Bowland Fells where other established rural walks exist.
- 2.7 It is intended that the existing access will be constructed as consented, and the existing parking arrangement will be formalised through the provision of a garage. The adjacent highway amongst others and alongside the aforementioned bus services can be used to access larger settlements which as noted benefit from a rail line connection, such as Preston, from here or indeed from other stations on the line, journeys can be made across the wider region and country.
- 2.8 The site is not within an area identified by the Environment Agency's flood risk map as being subject to flooding and there are no known Tree Preservation Orders nor any statutory designations within the application site boundary.

3 PROPOSED DEVELOPMENT

3.1 It is proposed to provide a new dwelling to replace that which is currently associated with Out Lane Head Farm. The dwelling will allow for a greater degree of separation between the existing farming operation and the farmhouse, which at present are only separated via an access track. In respect to the siting of the proposed dwelling please refer to the Proposed Site Plan (drawing no. 2899-003C), which is provided within the supporting documents associated to the application. A full planning application is submitted to the Council, the description of development as stated within the application form is as follows:

“Proposed Erection of Replacement Dwelling and Associated Works.”

3.2 It is relevant to note at this point that formal pre-application discussions have been undertaken regarding this application and these have been taken into consideration in finalising the proposals which are now the subject of this application (pre-application reference RV/ENQ/2016/00079). The pre-application response from Ribble Valley Borough Council is included in Appendix A of this statement. Furthermore, an application for a replacement dwelling on this site was consented in August 2017. This submission represents a revised proposal to that previously consented. The officer’s report and decision notice associated with the previous application are included in Appendix B of this statement.

3.3 It is proposed that the new dwelling would be situated toward the north-east boundary of the existing garden space. This will allow for the primary motive behind the application, to provide greater separation between the farmhouse and the associated farm buildings, to be achieved whilst also removing the need to demolish the existing dwelling until such a time as the replacement is habitable. It is the applicant’s intention to deliver a scheme which respects the vernacular and enhances the local sense of character, therefore the design of the property will seek to reflect the existing farmhouse both through design and choice of materials. The proposed dwelling will be of stone construction with slate tiles and is of an appropriate scale both in the context of the size of the site and the surrounding landscape.

3.4 In addition to some minor design modifications the main difference between this application and that previously approved is the addition of a single story three bay garage. The garage is located on the area of curtilage currently utilised for domestic parking to the north-east of the existing dwelling. The area in question is at present an unsightly and poorly maintained portion of hardstanding with the remnants of nissen huts which were previously used in relation to the property for domestic parking. Consequently, it is thought the proposed arrangement is an enhancement on the existing. It was confirmed and accepted by the council that this area of land was residential curtilage associated with the dwelling in question. The proposed garage has three bays replicating the three nissen huts and has a small office and wash room to the rear, which the applicant intends to use before entering the main dwelling after working on the farm. Should all three bays not be occupied by vehicles the space will be utilised for storage to ensure there is no need to store any domestic paraphernalia on the remaining area of hardstanding, as is the case presently. As can be seen from the provided drawn information the intention is to deliver a garage which is in-keeping with the proposed dwelling by virtue of both materials and scale.

- 3.5 Great care has been given to design a scheme which works with the existing topography and built features in order to further minimise the impact of the development. The proposed development looks to utilise the existing curtilage to allow for the delivery of a dwelling which, in addition to being a more attractive home also provides a larger more logical garden space, without compromising the existing farming operation. The replacement dwelling will also retain a pedestrian access directly of the highway and domestic parking will continue to be provided on the area of hardstanding immediately adjacent to the proposed dwelling through the construction of a attached garage. The use of these points of access/parking have until this point proved to be safe and convenient with adequate visibility splays.

4 PLANNING HISTORY

4.1 A search of Ribble Valley Borough Council's planning register has been carried out to understand the site's planning history.

- **3/1994/0368** – Full application for the change of use of agricultural building to form further residential accommodation. Due to the age of the application the online resources are minimal and as such, whilst the application was associated to Out Lane Head Farm, it is not possible to define which agricultural building the application refers too. The application was granted permission on 17/08/1994.
- **3/1994/0369** – Full application for the demolition of existing farm building and erection of new purpose built agricultural building at Out Lane Head Farm. Seemingly this application was submitted alongside the above application based on the submission dates. However, this application was refused planning permission on the 11/10/1994.
- **3/1995/0129** – Full application for the upgrading of existing agricultural building. Again, the lack of any plans doesn't allow for understanding which building the application refers too but the proposal was approved on the 20/06/1995.
- **3/2000/0486** – Full application for the erection of an open fronted hay/straw storage barn. The application was submitted on the 23/06/2000 but later withdrawn on the 11/09/2000.
- **3/2011/0004** – Full application for the change of use of agricultural barn to form 2no. dwellings including demolition of existing outbuilding to be replaced with double garage to serve both properties. This application refers to the stone barn adjacent to the existing dwelling. The application was approved on the 16/03/2011.
- **3/2012/0092** – Full application for the proposed extension to two agricultural buildings. Building 1 for hay and straw building, building 2 for a workshop. This refers to the buildings the immediate west of the existing stone barn. The application was granted consent on the 01/10/2012.
- **3/2012/0093** - Amendment to previously approved application for the conversion of the barn to dwellings and the provision of a garage (3/2011/0004P). The application referred to amendments to garage to include changes to the of pitch of the roof and location, in the interest of highway safety. The application was withdrawn on the 07/10/2015.
- **3/2017/0574** – Full application which also sought permission for a replacement dwelling of a very similar design and position to that associated with this submission. The application was consented on the 24th of August 2017.

4.2 Whilst other applications exist locally, there are no other applications evident from the planning register which are deemed relevant to the current proposals to which this planning application relates.

5 PLANNING POLICY ASSESSMENT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

5.2 In this instance, the Development Plan for the Application Site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014). Additionally, key policy documents that comprise ‘material considerations’ include to the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant to the proposal. These material considerations are set out at Section 6 of this statement.

5.3 The statutory development plan for the application site comprises the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014). Currently the proposal maps published within the now replaced Districtwide Local Plan remains adopted until a revised set of plans are produced as part of the Housing and Economic Development DPD become adopted. An extract from the Districtwide Local Plan Proposals Map (1998) is provided at Figure 2, the site is located within the Forest of Bowland AONB and falls outside of the settlement boundary of Chipping

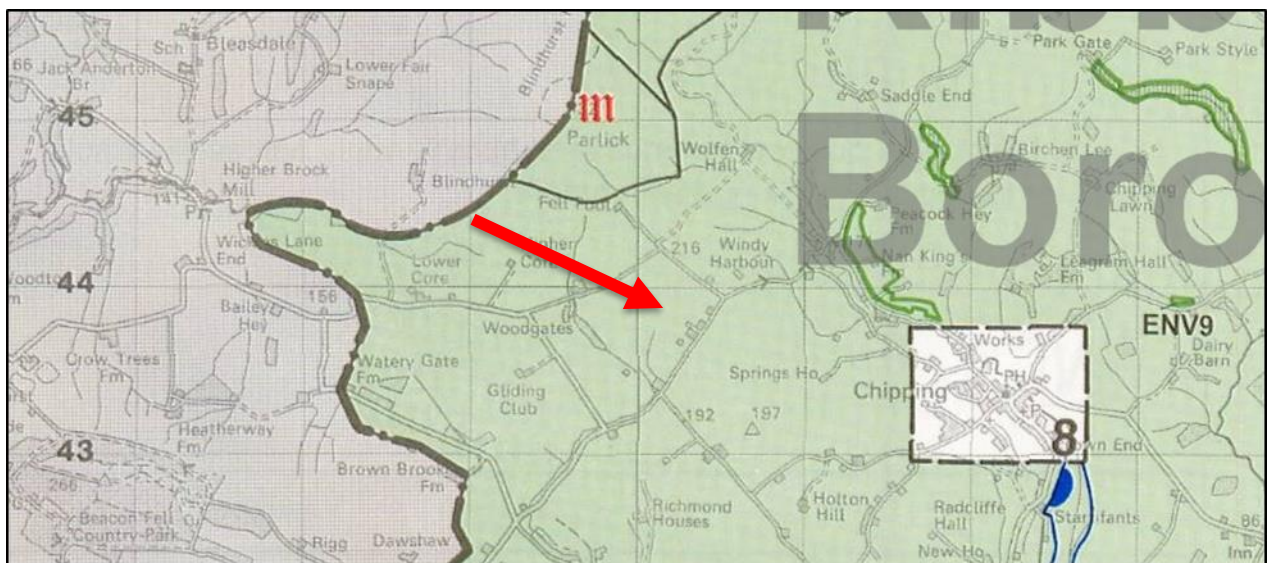


Figure 2: Extract from the Districtwide Local Plan (1998)

Ribble Valley Borough Council - Core Strategy 2008 – 2028

5.4 The Ribble Valley Borough Council Core Strategy 2008 – 2028 was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application. Furthermore, the following policies are considered to be relevant to the determination of the application, however they will be afforded weight in accordance with their consistency with the NPPF and this is discussed further in the Material Considerations section of the statement: -

- *Key Statement DS1: Development Strategy*
- *Key Statement DS2: Sustainable Development*
- *Key Statement EN2: Landscape*
- *Key Statement EN4: Biodiversity and Geodiversity*
- *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 & the AONB.*

5.5 **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the statement refers to strategic sites already allocated for development, it does also infer that all other development will be focused around principal settlements. The proposed development site sits outside a defined settlement within the AONB and therefore is not located within the locations detailed. However, the policy does also outline the following:

“In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.”

5.6 Based on the above exert the policy would allow for a replacement dwelling within the AONB providing it remains at a scale which is not out of context with existing development. The site’s location takes advantage of existing residential development to ensure the proposed dwelling is sufficiently provided for by way of necessary space and facilities. Whilst it could be suggested the attached garage would lead to a net increase in buildings on the site, it’s clear that given this area has long since been used for domestic parking, the garage would not lead to any intensified use of the site.

5.7 **Key Statement DS2:** Sustainable Development looks to mirror Paragraph 14 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the council to develop proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise. The proposals at hand are both well considered and respectful to the surrounding vernacular and as such the development is not thought to generate any adverse impacts. Based on this and the more extensive guidance outlined in the NPPF it is concluded the proposals constitute sustainable development and therefore adhere to this key statement.

5.8 **Key Statement EN2:** Landscape, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The statement does offer more general coverage by linking the policy to the protection of all landscapes outlining that the council expects all development to be in-keeping with the character of the landscape.

5.9 In the council’s justification for the policy they state that:

“The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. 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. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquility.”

5.10 As previously outlined the proposal would seek to use materials that are sympathetic to surrounding development and representative of that of the existing dwelling. The proposed layout (drawing ref. 2899-003C) and associated elevation drawings, detail the intention to redevelop the site in a logical manner which sits well within the existing parameters of the site. The replacement dwelling would not be of detriment to the AONB and the proposed garage is arguably an enhancement on the existing arrangement. On that basis, in the context of policy Key Statement EN2 Landscape, the proposed replacement dwelling is seemingly not in conflict with the development plan and therefore this policy would not represent justification to refuse this application.

5.11 The undertaken pre-app discussion inferred that in relation to this proposal, the protection of the open countryside extended to the potential for the existing dwelling to accommodate protected species (bats). Subsequently a bat survey was undertaken which concluded as follows:

“The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.”

5.12 It is therefore concluded that the proposal can be delivered in a manner which is not at conflict with Key Statement EN4 or indeed Policy DME3.

5.13 **Policy DMG1:** General Considerations assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

5.14 The design of the proposed dwelling is thought to be well-considered and of a high standard that both provides a quality addition to the local housing mix whilst being reflective and sympathetic to local character and the existing dwelling which is to be replaced. The design has ensured the dwelling is of acceptable scale in the context of surrounding development and would not

compromise the operation of the adjoining farming operation. The policy summarises that regarding access that any proposals be safe, suitable and consider the potential traffic implications. Such matters were of course considered prior to the submission of the application and it was concluded that the proposals don't constitute any deviation from the existing arrangement which has proved acceptable and safe until now. Moreover, the provision of a formal garage as oppose to an area of poorly maintained hardstanding is likely more preferably in the context of this policy.

5.15 The proposed development is contained within the existing dwellings curtilage's which, in addition to the acceptable scale of the proposed building, ensure the proposal won't be any more detrimental to local amenity than that of the existing dwelling. Furthermore, the local undulating landscape suggests further that development in this location would be low impact, providing the design is acceptable. In relation to the section of the policy which refers to environmental considerations the site does not sit within any local or national landscape/ecological designation. The application is supported by a bat survey which considers the impact the proposal will have on protected species and concludes on the acceptability of the proposal.

5.16 **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The policy also states that within the AONB the most important consideration is the protection, conservation and enhancement of the existing landscape. Furthermore, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. As mentioned previously it is anticipated this has been achieved within the proposal at hand.

5.17 **Policy DME2:** Landscape and Townscape Protection states that proposals which induce significant harm to important landscape or landscape features will not be supported. Such features are outlined as including:

1. *Traditional Stone Walls.*
2. *Ponds.*
3. *Characteristic Herb Rich Meadows and Pastures.*
4. *Woodlands.*
5. *Copses.*
6. *Hedgerows and Individual Trees*
7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

5.18 As with previous policies, its considered that the supporting information details sufficient detail as to qualify the proposals impact as acceptable. Effort has been made as to ensure disruption to existing features is minimal and the development sits well within the existing setting. Whilst a portion of a stone built wall on the north-east boundary is to be removed its loss is not thought to be significant in the context of the immediate landscape and will permit for a better interaction between the dwelling and the proposed garage. Furthermore, it is intended that where possible the stone will be reused across the site during the redevelopment.

5.19 **Policy DMH3:** Dwellings in the Open Countryside & the AONB is generally supportive of the proposal. The policy outlines the following criteria relating to replacement dwellings, all of which the proposed dwelling is thought to adhere to:

- *“The residential use of the property should not have been abandoned.*
- *There being no adverse impact on the landscape in relation to the new dwelling.*
- *The need to extend an existing curtilage.”*

5.20 The existing farm house is currently occupied by the owner/applicant and hence the proposal meets criterion 1; albeit the intention is to site the new dwelling slightly further away from the neighbouring barns there is not considered to be any net impact upon the landscape arising from the proposed development and thus it meets criterion 2; finally, the siting of the new dwelling and garage is within the existing defined curtilage of the dwelling, as was accepted as part of the previous application, see Appendix B, and hence meets criterion 3.

6 MATERIAL CONSIDERATIONS

National Planning Policy Framework (2012)

- 6.1 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.2 The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 14) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.
- 6.3 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. Paragraph 17 sets out the core planning principles which include the need to:
- *“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...*
 - *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...”*
- 6.4 In terms of economic benefits, the construction of proposal would offer the opportunity to provide support for existing businesses and suppliers in the area during construction, contributing to the local economy.
- 6.5 The social aspect of sustainability is met, in that the proposal will result in the creation of a high-quality environment, and comprises a compatible use in keeping with the current site use and neighbouring uses in the immediate surrounds of the site. The principle of residential development on the site has been long since established and as outlined earlier in this statement the site offers a location which permits for efficient operation of the existing farming enterprise and thus the proposal will only strengthen the rural community and indeed economy.
- 6.6 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, Tree Preservation Orders, Heritage assets or protected species. It is not within an area at risk of flooding as defined by the Environment Agency. It is considered that the proposed development will result in an overall improvement in the visual aspect of the site from the surrounding viewpoints and from the highway, and that there are no significant adverse environmental impacts which arise from the proposed development.

- 6.7 Paragraph 28 regarding 'Supporting a prosperous rural economy' outlines that planning policies should support economic growth in rural areas. It outlines that this can be done through the approval of well-designed new buildings.
- 6.8 Chapter 4 of the Framework, Promoting Sustainable Transport, at Paragraph 32 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is clear that this is not the case with the proposal now before the council.
- 6.9 Paragraph 56, in relation to design, states that good design is a key aspect of sustainable development. This considers the design principles in detail, ensuring that the proposed development is compliant with the requirements of the Framework in contributing positively to making places and landscape better for people.
- 6.10 Paragraph 61 infers that whilst visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 6.11 Chapter 10 of the Framework considers climate change, flooding and coastal change. Paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Paragraph 103 states that when determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere. The Application Site is located entirely within Flood Zone 1 and therefore it is not considered the proposal poses any additional risk to flooding in the local area.
- 6.12 Paragraph 187 of the Framework states that Local Planning Authorities should look for solutions rather than problems, and that decision takers at every level should seek to approve application for sustainable development where possible.
- 6.13 Paragraph 197 states that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.
- 6.14 Paragraph 215 states that due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the Framework, in that the closer the policies in the plan are to the policies in the Framework, the greater the weight that should be afforded.
- 6.15 This statement and supporting documents have demonstrated that this application is consistent with the above statement, in that the development will not generate significant adverse impacts and should therefore be subsequently approved.

National Planning Practice Guidance (NPPG)

- 6.16 Paragraph 004 (Reference ID: 8-004-20140306) of the NPPG states that:

"Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area. As part of this, local planning authorities and

neighbourhood planning bodies should have regard to management plans for National Parks and Areas of Outstanding Natural Beauty, as these documents underpin partnership working and delivery of designation objectives.”

- 6.17 Additionally, this section of the policy goes further to outline that whilst such management plans do not form part of the statutory development plan they can be considered a material consideration that *“contribute to setting the strategic context for development by providing evidence and principles”*.

Other Relevant Local Guidance

The Forest of Bowland AONB Management Plan

- 6.18 The Forest of Bowland AONB Management Plan is in place to address the problems and opportunities which the landscape faces both presently and in the years to come. The AONB Joint Advisory Committee outline within the document that the objectives of the plan are as follows:

- *“Protect, conserve and enhance the natural and cultural heritage of the Forest of Bowland AONB*
- *Promote the sustainable social and economic development of the area, particularly where such activity conserves and enhances the environment*
- *Encourage enjoyment of the area where it is consistent with the first two objectives”*

- 6.19 The proposed development falls into the second bullet point in that the replacement dwelling will not compromise the existing environment and will arguably lead to an enhancement of the site. Additionally, it will allow for the applicant to remain close to the existing farming enterprise and thus secured its continued operation in line with one of the visons of the management plan which is ensure:

“Sustainable communities and businesses that are strongly linked to their localities and actively involved in AONB projects and management.”

Strategic Housing Market Assessment report (2013)

- 6.20 Whilst this proposal won't result in a net gain in dwellings the above document remains relevant in that is looks to assess the suitability and effectiveness of the relevant housing policy which this proposal is to be assessed against
- 6.21 This report was produced as an update to the adopted 2008 assessment. The report summarises that the most common type of homes in the region are detached, only 8% were flats which is over 14% lower than the national average. Additionally, the Private Rented Sector is thought to have grown 60% between 2001-2011, with the proportion of homes in the sector supported by Housing Benefit/Local Housing Allowance being 5% lower than the national average. The average house price within the area (£246,519), was shown to be higher than the average for the North West and England.

6.22 Whilst the annual homes target has been increased since the assessment was produced, from 250 to 280 per annum, the report is still broadly applicable as to the regions housing market. The SHMA (2013) acknowledges the rise in larger homes, noting it to be the fastest growing housing type within the region based on census data. Furthermore, the document notes that 57% new market accommodation required in Ribble Valley over the next 15 year will need to be 3 or more bedrooms (table 6.4).

7 CONCLUSION

7.1 PWA Planning is retained by Sam Hardman to prepare and submit a full planning application for the erection of a replacement dwelling at land associated with Out Lane Head Farm, Out Lane, Chipping, Lancashire. The description of the development as per the submitted 1APP form is as follows:

“Proposed Erection of Replacement Dwelling and Associated Works.”

7.2 The works would result in a number of key benefits which are deemed relevant to the determination of the application, namely: -

- It will allow for the efficient and continued operation of an existing farming enterprise by allowing the farmer to continue to reside close to the farm base.
- The enhancement of local character and distinctiveness through the implementation of a well-designed and considered dwelling which sits well within the existing curtilage;
- Support for existing businesses and suppliers in the area during construction, contributing to the local economy.

7.3 This statement has shown the proposal to be acceptable when considered alongside the development plan policies. The application represents acceptable development in the AONB by virtue of the principle of residential development on the site being long since established. Furthermore, the application has undertaken the necessary steps to obtain the thoughts of the determining authority through the formal pre-app process and as such the acceptability of the proposal has already been established in principle. The proposal is considered to be wholly compliant with the adopted development plan and is additionally acceptable when assessed against the NPPF and NPPG.

7.4 The scheme is supported by the necessary technical report and other evidence which clearly demonstrate that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be granted. In addition to that, there are other material considerations which support the granting of planning permission and which should be afforded significant weight in the determination of the application.

7.5 For the reasons identified within this statement, it is considered that detailed planning permission for the development should be granted and the application is commended to the authority.

Appendix A – RVBC Pre-Application Comments.



RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Victoria Walmsley	Tel:	01200 414105	Council Offices Church Walk Clitheroe Lancashire BB7 2RA	
Email:	Victoria.walmsley@ribblevalley.gov.uk				
Our Ref:	3/2016/ENQ/00079				
Your Ref:	Construction of a replacement dwelling			Tel: 01200 425111	Fax: 01200 414487
Date:	22/6/16			DX: 15157	

Pre-Application Enquiry Response

Dear Sir/Madam,

I write in response to the above development at Out Lane Head, Chipping. I am writing regarding the above enquiry at Out Head Lane Farm, Chipping. A site visit was conducted 1/6/16 and a further meeting was held on the 8th June 2016.

For information, no plans or drawings have been submitted as part of this enquiry and therefore you wish to enquire as to whether the principle of a replacement dwelling within the curtilage of the existing building is acceptable. Additionally, it was confirmed at the meeting that you did not want advice on the principle of a barn conversion which was originally mentioned on the covering page of the supporting statement.

Relevant Policies:

- Policy DMG1: General Considerations
- Policy DMH3: Dwellings in the open countryside and AONB

Principle of Development:

Policy DMH3: Dwellings in the Open Countryside and AONB is generally supportive of replacement dwellings subject to the following;

- *The residential use of the property should not have been abandoned*
- *There being no adverse impact on the landscape in relation to the new dwelling*
- *The is no need to extend an existing curtilage*

As stated at the meeting, the general principle of a replacement dwelling is acceptable in principle, as the criteria above will be met.

Furthermore, you enquired as to whether the principle of keeping the existing dwelling in use whilst the new dwelling is built is acceptable.

Although the Local Planning Authority would favour the demolition of the existing building prior to the commencement of the construction of the replacement dwelling, however it may be acceptable to use the existing dwelling whilst the replacement dwelling is constructed, subject to several considerations.

First of all, you will be required to indicate any landscaping/garden that will be associated with the replacement dwelling (should you submit a formal planning application) which will be conditioned as appropriate. Secondly, any approval will include conditions that will require the demolition of the existing dwelling within a certain time period (usually one month) after the construction of the replacement dwelling. Finally, a legal document (S106) will be attached to any approval that will ensure the existing building is demolished after a certain time after the construction of the replacement dwelling.

Just to emphasise, the Local Planning Authority will under no circumstances allow two dwellings in this location due to the fact that the development is located in an unsustainable location, and an area of open countryside (in addition to AONB).

Other Matters:

Notwithstanding that there have been no plans submitted as part of this Pre-Application Enquiry, I suggest that you are mindful that the proposal is located within an Area of Outstanding Natural Beauty and any new dwelling will need to be in keeping with the general character of the area so not to harm the AONB. You mentioned at the meeting that the new dwelling will be similar to that of the existing dwelling, and I agreed that in principle this is desired by the Local Planning Authority.

Additionally, it may be favoured to re-use the existing roof tiles etc, but as detailed above this may prove difficult due to the need to retain the existing dwelling during construction.

Please be advised that Lancashire County Council Highways department will no longer be supplying Pre-Application advice at this time and they are currently considering charging for such advice. If you require any additional information with regards to Highway issues, you will be expected to request this information through your own initiative and contact LCC direct for further advice.

Closing Observations/Conclusion:

In principle, a replacement dwelling within this location is acceptable. However, please be aware of possible legal agreements and conditions that will accompany any approval (as detailed above).

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Planning Statement
- Proposed elevations of the dwelling
- Scaled Location Plan
- Bat/Owl Survey for demolition of existing building

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.

Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely,

Victoria Walmsley – Pre Planning Advice Officer

Appendix B – Officer’s Report and Decision Notice Associated with Application 3/2017/0574

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2017/0574	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/07/2017	
Officer:	RH	
DELEGATED ITEM FILE REPORT:	APPROVAL	

Development Description:	Replacement dwelling and associated works.
Site Address/Location:	Out Lane Head Farm, Collins Lane, Chipping, PR3 2NQ.

CONSULTATIONS:	Parish/Town Council
No representations have been received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
Highways raise no objection subject to the imposition of conditions.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN2 – Landscape
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DMH3 – Dwellings in the Open Countryside & AONB
Policy DME2 – Landscape & Townscape Protection
Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2012/0093: Amendment to previously approved application for change of use of barn and garage (3/2011/0004P). Amendments to garage to include change of pitch to roof and location, in the interest of highway safety (Withdrawn).

3/2012/0092: Proposed extension to two agricultural buildings. Building 1 for hay and straw building. Building 2 for a workshop (Approved with Conditions).

3/2011/0004: Change of use of agricultural barn to form 2no. dwellings including demolition of existing outbuilding to be replaced with double garage to serve both properties (Approved with Conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached farmhouse which forms part of Out Lane Head Farm. The site is located west of Collins Lane, around 0.9 miles north west of the settlement of Chipping. The site falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) on land designated as open countryside. The application farmhouse is located to the north east of the site, all other buildings/structures associated with the farm are situated to the south west of the development plot.

Proposed Development for which consent is sought:

Consent is sought for a replacement dwelling and associated works at Out Lane Head Farm, Collins Lane, Chipping. It is proposed to demolish the existing dwelling which is located directly adjacent to the access track for the farm. The replacement dwelling will be moved 17.130m north east away from the access track allowing a greater degree of separation between the farm buildings and the farmhouse.

The replacement dwelling comprises a two storey detached dwelling which accommodates a lounge, snug, utility, w/c, cloak room, open plan sitting/dining/living room, a hallway and a porch at ground floor and at first floor 2 bedrooms with en-suites, 2 further bedrooms and a family bathroom. The proposal includes an increase in the built footprint of the dwelling.

The proposal will have a maximum width of 11.65m and a length of 15m; it will have a pitched roof with an eaves height of 5.47m and a ridge height of 7.472m. An additional porch extension is proposed to the front elevation, this will project 1.5m forward of the principle elevation and will have a length of 3m. It will have a pitched roof with an eaves height of 2.5m and a ridge height of 3.4m.

Externally the replacement dwelling would be finished in natural stone built walls with stone quoins, slate roof tiles and windows which incorporate natural stone surrounds. The materials which are proposed are considered to be appropriate and in keeping with the locality of the area. The proposed openings have been designed to promote the rural character of the area and will feature a traditional appearance. The single storey rear element will have a lean to roof which will be extended to cover the entire rear elevation to create a covered patio area.

Principle of Development:

The principle of a replacement dwelling is acceptable, subject to compliance with the following criteria outline within policy DMH3 of the Ribble Valley Core Strategy:

- The residential use of the property should not have been abandoned
- There being no adverse impact on the landscape in relation to the new dwelling
- There is no need to extend an existing residential curtilage

Out Lane Head Farm is currently occupied as a residential dwelling by the applicant as a family home therefore the proposal complies with point 1 as the residential use of the property has not been abandoned. The impact the proposal may have on the landscape character of the area, is discussed in section "visual amenity/external appearance" later in the report.

The application does not seek to extend the existing residential curtilage of the dwelling. The applicant has provided evidence to support this. The proposal does seek to alter and change the existing curtilage to better suit the layout and position of the replacement dwelling.

In summary, the application seeks consent to demolish an existing dwelling and replace it with a larger two storey dwelling. The application site is located outside of the main settlement boundary of Chipping, however as the proposal seeks to replace an existing dwelling, albeit on a different footprint, but within the same residential curtilage, the principle of a replacement dwelling is considered acceptable.

Impact Upon Residential Amenity:

The replacement dwelling would consist of both single and two storey elements and would be taller than the existing bungalow. The front elevation of the replacement dwelling which faces onto the main highway would have a ridge height of 7.475m, whilst the existing dwellings front elevation ridge height measures 7.2m to the ridge, resulting in an increase in ridge height of 0.2m. The eaves height will remain the same at 4.8m.

The nearest residential dwellings to the proposed replacement dwelling are Cragg House located around 150m south west and Out Lane Head Cottage located 80m north east of the of the application site.

It is considered that the proposed replacement dwelling will have no adverse impact upon the residential amenities of the occupiers or future occupiers of Cragg House as the proposal is screened by the existing agricultural buildings which are part of the farmstead. Therefore, the proposal will not be visible from the aforementioned property. The gable (side) elevation of the proposed replacement dwelling will face towards the side elevation of Out Lane Head Cottage and with such a significant separation distance it is considered that the proposed development would not have any undue impact on this property in terms of residential amenity.

In view of the above, it is considered that the relationship the proposed replacement dwelling would share with the neighbouring properties is acceptable in accordance with paragraph 17 of the NPPF which seeks to ensure that all new development provides a “*good standard of amenity of all existing and future occupants of land and buildings*” and the Ribble Valley Core Strategy Policy DMG1 which states that new development must:

- Not adversely affect the amenities of the surrounding area;
- Provide adequate day lighting and privacy distances

Visual Amenity/External Appearance:

The application site is located within the AONB. Paragraph 15 of the NPPF considers the potential impact of development within an AONB and notes that ‘*Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads*’.

This is reiterated in Key Statement EN2 (Landscape) which states “*The landscape and character of the Forrest 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...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*” and Policy DMG1 requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature, as well as scale, massing, features and style.

The proposed dwelling would be finished in materials that reflect the surrounding area. The external walls of the proposed dwelling would be finished in natural stone and the roof in natural slate. These are the common materials used on the nearby residential dwellings and farmhouses which reflect the character and appearance of the area.

The application site is set back around 11.1478m from Collins Road. The visual prominence of the dwelling within the immediate area is increased by the introduction of the increase in the ridge height and increased foot print. It offers a traditional approach and it is considered that the proposed replacement dwelling would be to the visual benefit of the application site and surrounding area.

In view of the above, it is considered that the replacement dwelling, albeit larger than the existing bungalow would be sympathetic and in keeping with the surrounding area/buildings in accordance with Policy DMG1 and would not adversely impact upon the landscape as required by Policy DMH3 of the Ribble Valley Core Strategy

Landscape:

An Arboricultural Impact Assessment (AIA) was submitted alongside the application. It is proposed to remove the existing hedge which runs adjacent to the main highway to allow the repositioning of the proposed replacement dwelling. The AIA recommends that the three trees identified on site (T1, T2 and T3) are all to be retained and protected during the construction. These three trees are located in the western most corner of the site. In summary, the applicant is retaining all trees on site and should consent be granted a condition will be attached requiring that the aforementioned trees be protected by fencing throughout the construction process.

Ecology:

The application is accompanied by a bat survey which a bat survey has been submitted which found no evidence of bats using the property and concludes that the proposed works are unlikely to cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats.

The bat survey outlines the precautionary method which should be taken should bats be found during renovation and development. Should consent be granted a condition will be attached to ensure that the precautionary method outlined in the '*Further Recommendations*' section of the Bat Survey shall be adhered to minimise & mitigate the impact of the development.

Observations/Consideration of Matters Raised/Conclusion:

Considering all of the above and having regard to all material considerations and matters raised, the replacement dwelling would share an acceptable relationship with the surrounding area in terms of both residential and visual amenity, and subsequently the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted.