



JUDITH DOUGLAS TOWN PLANNING LIMITED

Dairy House, Goose Lane, Chipping, Lancs. PR3 2QB



Proposed detached annexe accommodation and garage.

Planning Statement JDTPL0026

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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A PROPOSED DETACHED ANNEXE AND DETACHED GARAGE AT DAIRY HOUSE, GOOSE LANE, CHIPPING PR3 2QB

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for the erection of a detached annexe and detached garage to be used in connection with Dairy House. The applicants Mr and Mrs Naylor live in Dairy House and wish to construct the annexe for their occupancy to allow their daughter and her family to occupy the main dwelling.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

2878 010 Location plan and existing site plan

2878 020 Proposed site and block plan

2878 030 Proposed annexe and garage plans/elevations

Bat survey

Flood Statement

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the Forest of Bowland Area of Outstanding Natural Beauty as defined in the Ribble Valley Districtwide Local Plan. The neighbouring house attached to the property is Dairy Farm which was the original farmhouse. The application property is Dairy House which was first converted from a barn to bed and breakfast accommodation and then to a separate dwelling in 2002.

2.2 Dairy House is a set within a large garden within which are a number of domestic outbuildings including two Nissen huts and a single storey storage building. The Nissen huts are constructed out of brick and corrugated sheets the front of them being clad in timber. The outbuildings are of solid construction rendered and painted and with timber cladding and a corrugated sheet roof. These outbuildings are semi-detached, the remaining part of the building belonging to the neighbouring property Goose Lane Barn.

- 2.3 In front of Dairy House and Dairy Farm is a shared gravel driveway and parking areas to each property. Neither property has garaging for cars. The main elevations of the properties face north and south and the properties are positioned perpendicular to the road. Both properties are constructed out of random stone with a blue slate roof.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed annexe accommodation is positioned within the garden area of Dairy House and is situated over the footprint of the existing Nissen huts which it will replace. The proposed annexe provides a minimal level of accommodation comprising a double bedroom, sitting room with kitchen. There is parking for one car next to the annexe. Adjacent to the annexe is a proposed double garage.
- 3.2 It is proposed to construct the annexe and garage out of stone with render. The roof will be blue slate. The driveway will be surfaced in chippings.
- 3.3 There is a small private patio on the east side of the annexe to take advantage of the view across the fields. The rest of the garden area will be shared with Dairy House.

4. PLANNING HISTORY

The relevant planning history of the site is as follows:

- 4.1 88/0035 Conversion of existing barn and use of existing dwelling as bed and breakfast accommodation. Approved.
- 4.2 3/2002/0987 Dairy Farm, Goose Lane, Chipping. Proposed division of house with bed and breakfast accommodation to two dwellings. Approved 11/02/2003
- 4.3 3/2008/0012 Dairy Farm Goose Lane Chipping. Removal of condition 3 of consent 3/02/0987P to allow retention and improvement of existing site access. Approved 27/02/2008.
- 4.4 3/2008/0889 Dairy Farm, Goose Lane, Chipping. Proposed sun room to rear approved 11/12/2008
- 4.5 3/2016/0766 Lawful use certificate for the use of land as garden and domestic curtilage and buildings for domestic purposes approved 28 November 2016

5 PRE-APPLICATION ADVICE

- 5.1 Pre-application advice was sought from the Council in August 2017 reference RV/2017/ENQ/00070. This confirmed that in principle annexe accommodation designed to be used in connection with the house by members of the same family would be acceptable. It was advised that the annexe should provide a modest level of accommodation.

6 DEVELOPMENT PLAN POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2012).

Core Strategy (2014)

- 6.2 The following policies are of relevance to the proposal:

- Key Statement EN2: Landscape seeks to protect the landscape and character of the Area of Outstanding Natural Beauty.
- Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMH5: Residential and curtilage extensions –must accord with policy DMG1 and any relevant designations within which the site is located.
- Policy DME6: Water management-development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

- Policy DME3: Site and species protection and conservation-seeks to prevent harm to species protected by law.

7 EVALUATION

- 7.1 The main issues to be considered relating to the development are the size and location of the annexe accommodation and garage in relation to the main dwelling, the impact on the special visual qualities of the AONB, the occupancy and after-use of the annex accommodation, flooding and protected species.
- 7.2 The proposed annexe accommodation is designed to accommodate Mr and Mrs K Naylor in their retirement and would allow their daughter Mrs Lindsay Baldwin and her husband to occupy the main house. The annexe accommodation is modest in scale and provides minimal living accommodation all at ground floor level. It is close to the main house but allows independent living with help close at hand when it is needed. Flexible family accommodation meeting the needs of an ageing population is likely to be in increased demand in the future. The provision of this type of accommodation adds to the range of housing types within the community meeting identified housing need. We anticipate a house with annexe accommodation such as this will be in demand in the future. However, the design of the building is flexible, and should the annexe no longer be required it could be put to other ancillary domestic accommodation to the main dwelling such as guest accommodation, home office, gym or hobby space.
- 7.3 There are existing domestic outbuildings in this part of the garden which the proposed annexe will replace. The proposed development is not introducing built form into an area currently devoid of buildings. In addition, the annexe and proposed garage is closely related to the other buildings on the site and within the group including two other dwellings and outbuildings. To the north of the proposed annexe is a substantial conifer hedge which extends around the garden area of Dairy House along the side of the road. This effectively screens the development from public views of the site from Goose Lane. The development will be seen against the backdrop of the domestic buildings and existing garden when viewed in the wider landscape.
- 7.4 As the buildings are single storey and constructed in materials common to the area they will blend into the landscape. There are of a scale which is not disproportionate to the host dwelling. The design of the accommodation is such that in scale it is similar to outbuildings commonly found in the area on farmsteads. The proposal will not have any adverse impact

on the appearance of the AONB, indeed the well design outbuildings are a visual improvement in the two Nissen huts which they will replace. The proposal complies with the requirement of key statement EN2 in relation to the impact on the landscape.

- 7.5 The proposed development is wholly within the area considered to be in lawful use as garden under the recently granted lawful development certificate. The garden area of Dairy House and the annexe will be shared and not separated by fences or walls. A small patio area and level hard paving is proposed around the annexe to provide level access around the property and easy access to the garden, Dairy House and the driveway for access to a car. This 'future proofs' the development should the occupants experience reduced mobility in later years. The proposal is in accordance with policies DMG1 and DMH5.
- 7.6 The land to the east of the garden is susceptible flooding. The application site is partly within flood zone 2 and 3. The construction of annexe accommodation which is not a separate dwelling is classed as 'minor development' in relation to flood risk. A flood risk statement is submitted with the application which states that although there will be an increase in the impermeable area of the site following the development, the increase is considered to be minimal, and surface water run-off will still discharge to ground locally, having no significant effect on the flood risk from the site. A finished floor level that is 300mm above the existing house finished floor level will minimize the flood risk to the annex. The proposal complies with the requirements of Policy DME6: Water management
- 7.7 As the proposed development involves the demolition of buildings a bat survey has been carried out. The survey concludes that the lack of evidence and lack of roost potential in the huts that will be demolished indicates that the demolition will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the removal of the buildings. The development complies with the requirements of policy DME3

8 CONCLUSION

- 8.1 The proposed annexe accommodation and garage fully accord with the policies of the Core Strategy. The annexe accommodation is designed in form and materials to complement the rural location and the setting of this former farmstead. It is proportionate in size and scale to the main host dwelling and capable of future use and alternative ancillary accommodation when it is no longer required. As we have described the proposal accords with Key Statement EN2, policies DMG1, DMH5, DME3 and DME6.