



Professional Planning and Development
Member of the Royal Town Planning Institute



Supporting Statement

Alterations and extension of existing stable to form garages

at: Intack Farm, old Clitheroe Road, Dutton, PR3 2YU

On behalf of: Mr & Mrs Roche

November 2018

Contents	Page
1. The Application Site and Surrounding Area	3
2 Planning History and Pre-Application Discussions	3
3. The Proposed Scheme	4 - 6
4. National and Local Planning Policy Context	6
5. Planning Appraisal	6

1. The Application Site and Surrounding Uses

The Application Site

- 1.1 The site is located on the southern side of Dutton on the lower slopes of Longridge Fell. The site is accessed off Old Clitheroe Road and the access only serves Intack Farm. The property is located within the Area of Outstanding Natural Beauty. Intack farm comprises a farm house which has been extended over the years, a stable block and menage.



Existing stable block

2. Planning History

Planning History

- 2.1 According to information available from RVBC, the following applications have been made at the site:
- 3/2015/0379 - proposed menage and retrospective permission sought for detached stable building Approved
- 3/2014/0740 - 2 storey extension to side on footprint of existing sitting room and amended scheme for approved garage. Withdrawn
- 3/2013/0373 - proposed alterations and extensions to existing house and erection of detached garage block. Approved with conditions
- 3/1994/0355 - Erection of conservatory App 27/6/94

3. The Proposed Scheme

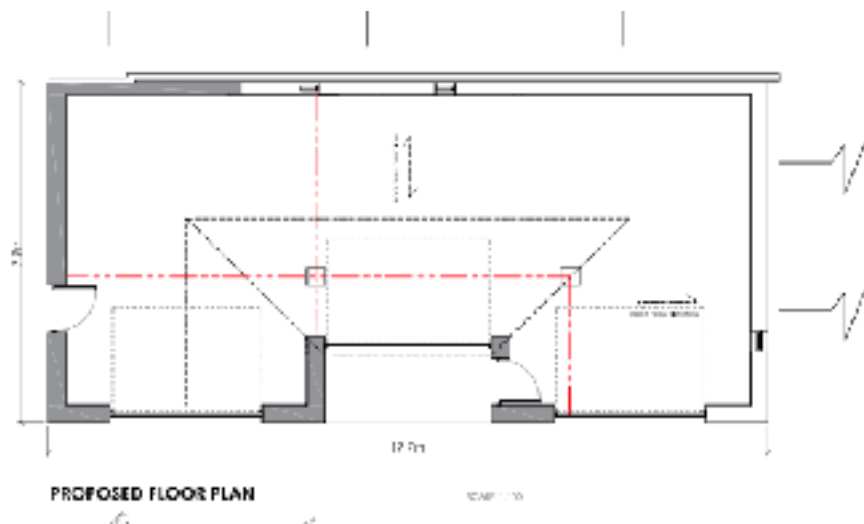
3.1 The existing stable block



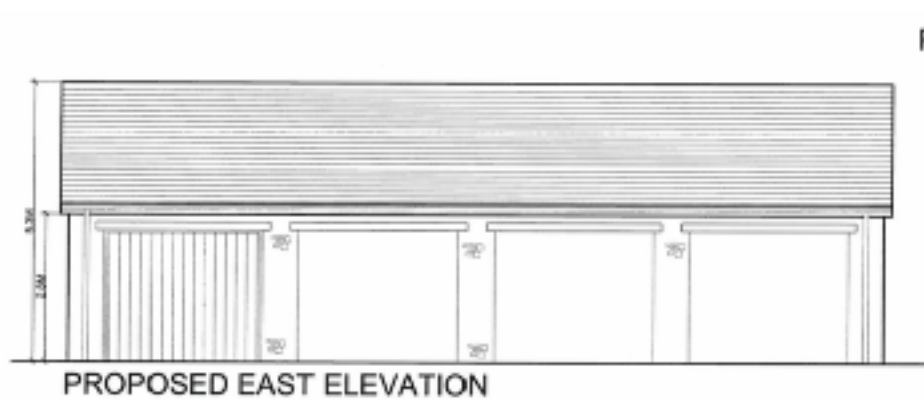
The existing stable block which was approved in 2015 has a current footprint of **80sqm** with an eaves height of 2.5m and ridge height of 4.1m.

The Proposed garages

The proposed alterations to form garages once again will have a footprint of **124sqm** and will be the same eaves and ridge height as existing.



It is useful to appreciate the original planning permission in 2013 for the garage which was never built out which had a footprint of 120sqm, eaves height of 2.8m and a ridge height of 5.3m.



3.2 Layout

The garages will be in the same location as the existing, with the increase in footprint being created from the existing overhang in the stables and duplicating the pitch on the southern end.

Materials

Proposed materials will be random stone to match the existing with slate roofing. The door openings will also have stone surrounds.

3.3 Design and Appearance

The architect has worked with the existing eaves and ridge heights, so as not to increase the overall bulk and mass of the garage block. Whilst there is a change in the appearance from the front elevation, the main difference is the roof treatment on the southern side of the garage.

There is only 4sqm increase from the originally approved garage block and in 2013 the case officer commented in their report;

' the stable building.....does not differ greatly from the garage for which permission was originally granted. The stable building, therefore does not have any seriously detrimental effects upon the appearance of the locality.'

3.4 Access and Parking

Access to the proposed garage will remain the same. The garage will have the potential to house up to 5 cars which is only one more than the original submission. The applicant has a classic car collection which are currently stored in various locations in the UK.

4. Relevant Planning Policies

4.1 NPPF 2018

Paragraph 172 'Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas...,the scale and extend of development within these designated areas should be limited.'

4.2 Ribble Valley Council Core Strategy 2014

The Core Strategy was adopted by the Council December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

Most relevant to this site are the following:

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural beauty will be protected, conserved and 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.

DMG1 - General Considerations

In determining planning applications, all development must conciser the following key considerations; design, amenity, environment, access and infrastructure.

5. Planning Appraisal

5.1 Design, Appearance and Visual Impact

The proposal is for the extension of an existing stable block and change back to a domestic garage. The increase in footprint is modest and the use of materials and design

is in keeping with Intack Farm which the garage relates to. The sensitive design ensures there is no visual impact on the AONB.

5.2 Highways

The alterations will not have any significant impact on the existing highway network.

5.3 Residential Amenity

The nearest property is located approximately 300m to the east of Intack Farm. The proposal will not have any impact on residential amenity.