



**RIBBLE VALLEY BOROUGH COUNCIL**

<b>Officer:</b>	Lee Greenwood	<b>Direct Tel:</b>	01200 414493	<b>Council Offices</b>
<b>Email:</b>	<a href="mailto:lee.greenwood@ribblevalley.gov.uk">lee.greenwood@ribblevalley.gov.uk</a>			<b>Church Walk</b>
<b>Our Ref:</b>	RV/2019/ENQ/00066			<b>Clitheroe</b>
<b>Site Location:</b>	Falcon Cottage, Hothersall			<b>Lancashire BB7 2RA</b>
<b>Proposal:</b>	Rear extension to dwelling and erection of detached stable block to side		<b>Tel:</b> 01200 425111	<b>Fax:</b> 01200 414487
<b>Date:</b>	June 2019			

**Pre-Application Enquiry Response**

Dear Samuel,

I write further to your submission of a request for pre-application advice at Falcon Cottage on behalf of Lynne Carruthers. The enquiry seeks the Council's views on the erection of an extension to the rear of the property and a detached stable block on a parcel of land adjacent.

The site lies with a small cluster of dwellings within the open countryside, accessed via a single track lane from the B6245. Immediately to the west is an existing equestrian development and various parcels of pasture land, some of which is within the ownership of the applicant.

**Relevant Core Strategy Policies:**

- Key Statement EN2 – Landscape
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DME3 – Site and Species Protection and Conservation
- Policy DMH5 – Residential and Curtilage Extensions
- Policy DMB3 – Recreation and Tourism Development
- National Planning Policy Framework (NPPF)

**Principle of Development:**

The alteration and extension of existing dwellings is acceptable in principle, subject to an assessment of any associated design, amenity or landscape impact issues.

The erection stables for personal use would accord with the principle of Policies DMG1 and DMG2, which support appropriate development within the open countryside which is in keeping with and protects the landscape character by way of siting, scale, design, use of materials and landscaping. Policy DMB3 relates specifically to recreation development (such as stables) and supports proposals which are physically well related to an existing group of buildings and the highway network. Schemes should not undermine the character, quality or visual amenities of the area.

## **Design, Layout & Landscape Impact:**

### Extension

The existing cottage is located centrally within a row of three dwellings and is understood to have been unoccupied for some time. There is an informality to the layout of the row which results in a tightly knit cluster with overlapping, irregular boundaries and numerous level changes within the properties.

An existing single storey lean-to would be demolished to make way for the proposed extension, which would be larger in footprint but of a similar form. The addition would step marginally beyond the line of the existing house gable, although the impact of this from a design perspective would negligible owing to the position of adjacent dwellings and extensions.

A more contemporary approach to the design has been taken, with a zinc roof and a large expanse of glazing. It is indicated that the walls are to be render to match the host dwelling, though I understand that this may be subject to review if wider renovation works uncover good quality stone beneath the existing cement covering.

The pre-application submission includes calculations which indicate that the development would result in a 24% increase in the floor area of the property. Accounting for the position of the dwelling and the lack of wider visibility from public vantage points, I do not consider that an extension of this scale or style would have a significant or adverse impact on the character of the host property or the wider landscape character.

### Stables

An existing, dilapidated agricultural building is located on land some 30m to the south of the dwelling. It is proposed to demolish this structure and replace with a new 2 bay stable block with tack room, storage and a car port. It was advised that this will be used for the applicant's own horses and not for any commercial or livery purposes.

In my opinion the proposal would be reasonably well related to the existing cluster and a number of natural features such as the local topography and mature boundary planting would reduce the visual impact of the development further. Wider public vantage points would be limited and from distance. Taking in to account the presence of the existing building, I do not consider that a replacement of the scale proposed would be unacceptable. Any external materials should be sympathetic to this rural location.

### **Amenity:**

The proposed extension would be larger than the current outrigger; however this is unlikely to generate an unacceptable impact on either of the attached neighbours. Falicon Farm has a similar projecting element to the rear although this appears to be some form of garage/store. There is a side facing window on the shared boundary but as this opening does not serve a habitable room and is obscure glazed (owing to the 'borrowed view' it offers), the impact would be acceptable.

Falcon Bungalow would be similarly unaffected owing to the scale and position of the extension. There is a single, ancillary, obscure glazed window which faces in to the garden of the site but again this appears to serve a non-habitable room and would be a sufficient distance from the proposals.

The stables are suitably separated from the nearest dwellings to avoid any adverse impact by way of their general activity. You may need to give some consideration to the location of a midden/muck store to ensure that there are no potential nuisance issues in this regard. Any external lighting must also be carefully sited to owing to the rural location, particularly in the darker winter months.

**Ecology/Trees:**

As the development involves the demolition of existing buildings, particularly the former agricultural barn, a bat survey should be undertaken to consider potential impacts on species or habitat.

The pre-application submission provides no indication that trees will be removed as part of the works. However should circumstances change, some form of arboricultural impact assessment should be provided to allow the Council to consider any associated issues.

**Highways:**

No changes to the site access are proposed, however the scheme seeks to provide additional parking for the applicant within the stable development adjacent to the house. The existing shared arrangements on site are cramped and convoluted, offering little scope for manoeuvring. Therefore measures which address this would be welcome in principle.

Please note that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters; as such I cannot seek their comments as part of this process. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

**Other Matters:**

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage.

**Conclusion:**

In principle the draft proposals raise no significant conflict with the relevant Core Strategy policies, owing to their general scale, massing and location. Although public vantage points are relatively limited, consideration should be given to the external materials used in the scheme, to ensure that they are appropriate in this rural setting.

**Submission Requirements:**

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

- Application forms
- Location plan
- Site plan (existing and proposed)
- Elevations and floor plans (existing and proposed)
- Bat Survey
- Arboricultural Impact Assessment (if tree removal is necessary)
- Lighting details for the stable 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

Lee Greenwood  
Pre-application Advice Officer  
[lee.greenwood@ribblevalley.gov.uk](mailto:lee.greenwood@ribblevalley.gov.uk)