


Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	LE	Date:	8/4/20	Manager:		Date:
Site Notice displayed	N	Photos uploaded	covid	NN 20th April 2020			
Application Ref:	3/2020/00246				 Ribble Valley Borough Council www.ribblevalley.gov.uk		
Date Inspected:	26.2.20						
Officer:	LE						
<b>DELEGATED ITEM FILE REPORT:</b>					<b>Decision</b>	<b>APPROVE</b>	
<b>Development Description:</b>							
<b>Site Address/Location:</b>							
Banks Cottage, Chipping Road, Longridge, PR3 2NB							
<b>CONSULTATIONS:</b>			<b>Parish/Town Council</b>				
TBC No objection							
<b>CONSULTATIONS:</b>			<b>Highways/Water Authority/Other Bodies</b>				
<b>LCC Highways:</b>			No objection				
<b>CONSULTATIONS:</b>			<b>Additional Representations.</b>				
None							
<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>							
<b>Ribble Valley Core Strategy:</b>							
Key Statement DS1 – Development Strategy							
Key Statement DS2 – Presumption in favour of sustainable development							
Key Statement EN2 – Landscape							
Key Statement EN4 – Biodiversity and Geodiversity							
Policy DMG1 – General Considerations							
Policy DMG2 – Strategic Considerations							
Policy DMG3 – Transport and Mobility							
Policy DME2 – Landscape and Townscape Protection							
Policy DMH5 – Residential and Curtilage Extensions							
<b>Relevant Planning History:</b>							
None							
<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>							
<b>Site Description and Surrounding Area:</b>							
The application site is a detached stone built dwelling located in a rural position in open countryside approximately 1 mile to the North of Longridge. It is surrounded on all sides by open land. There is a							

short row of dwellings to the North of the site but separated from it by a square paddock.

**Proposed Development for which consent is sought:**

The application seeks consent for the construction of a large detached garage / workshop building and alterations to the site access.

**Principle of Development:**

Domestic extensions and outbuildings are acceptable in principle subject to an assessment of the proposal against the relevant core strategy policies and other material considerations.

**Residential Amenity:**

The nearest neighbouring dwelling is over 50 metres away and whilst the building would be visible from their garden it would not result in a loss of privacy or overshadow this dwelling. The application suggests that this is a domestic building and if used as an ancillary building to the dwellinghouse should not result in unacceptable noise or disturbance. Therefore there are no concerns in respect of residential amenity.

**Visual Amenity:**

The building will be located to the rear of the house and measures 15.5m x 9m x 4.7m. Approximately 2/3 will be for garaging and 1/3 for a workshop. It will have a stone plinth with corrugated metal sheeting for the rest of the walls and roof and roller shutter door.

The scale and design of the building is more akin to an agricultural storage or industrial building and significantly larger than what would be expected as reasonable garage accommodation for a dwelling. It would be at odds with its domestic setting.

It is considered that it would be overdominant and disproportionate to the existing dwelling and would result in an unacceptable encroachment of built form into this open setting.

Furthermore the choice of materials and design would result in a strident feature in the landscape which would be prominent from outside the site and in long distance views and is not in keeping with the character of the surrounding area.

The proposal would have an unacceptable impact on the visual quality of the area and there is no apparent justification for it, as such it is contrary to core strategy policies DMG1, DME2 and DMH5

**Highways:**

There is an existing vehicular access to the site and this application seeks to alter this access and to improve visibility onto Chipping Road.

The LCC highway officer has said they would not wish to raise an objection to the application. Whilst the improved visibility splays may not be to the required length as would be suggested by the anticipated speed of the passing traffic, they are an improvement on the existing situation. As far as LCC are aware there have been no reported collisions in the area in the last five years. It is assumed, as there is no information to the contrary, that this garage is to be used as a private storage/workshop facility. If this is to be a commercial enterprise then it would not support the access as it is proposed, but look for a further improvement in the visibility splay and the ability to allow two vehicles to pass at the entrance.

Therefore there are no envisaged highway safety implications if the garage is domestic as stated.

**Observations/Consideration of Matters Raised/Conclusion:**

For the reasons in the appraisal it is recommended accordingly.

**RECOMMENDATION:**

That planning permission is refused

