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Our Ref: Gar/999/2973/FP
Your Ref: PP-09676929

The Director of Planning and Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

**Re: Our Client – Mr R Garnett, Beacon Cottage, Balderstone, BB2 7LN.
Retrospective planning application for a building on land adjacent to Beacon
Cottage.**

This letter accompanies a planning application as outlined above which we have submitted online via the Planning Portal on behalf of our above named client and it has been allocated the planning portal reference number PP-09676929. We have nominated our client to pay £462 relating to the application fee and £25 relating to the service charge. This covering letter is accompanied by the following submission documents; the application form, a site and location plan and elevational drawings (Gar/999/2973/01).

This is a retrospective application for a building on land adjacent to Beacon Cottage. The building has already been erected by the applicant but the works have not yet been completed. The reason for the application being retrospective is because the applicant thought the building benefited from permitted development following a telephone conversation with a lady from the planning department at Ribble Valley Borough Council. Unfortunately, there appears to have been some miscommunication and our client is now aware planning permission is required.



This application is for a building for amenity and agricultural purposes. For amenity, the applicant stores his logs in which he burns in the woodburner in his dwelling, Beacon Cottage. For agriculture, the applicant keeps 20 hens, 30 geese, 8 ducks and 1 sheep on land to the west of his dwelling and therefore needs equipment to maintain the land and attend to the animals. The eggs from the hens, geese and ducks he keeps for his family's consumption and sells what he does not consume.

The building is currently clad in grey tin sheets and as part of this application we propose to paint the building either green or brown and we are happy to liaise with the appointed planning officer about the colour and come to an agreement about the external appearance of the building.

The proposed building is situated adjacent to Beacon Cottage and the associated garage on the South side of Carr Lane. The building will form part of an existing group of buildings and will not be in isolation.

Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2019) and the relevant policies of the Council's Adopted Core Strategy.

The NPPF 2019 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up to date development plan should be approved without delay.

As it is such a small-scale proposal, we do not consider it necessary to examine the development against the detailed strategic guidance within NPPF. However, the building for which permission is sought is to enable the applicant to store logs to burn in his home which is within a minutes walk and for agricultural purposes. We consider that, in all respects, this falls within the definition of sustainable development as advocated by the NPPF.

Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. The policy states that, where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. As stated above, the proposed development clearly constitutes sustainable development as defined by NPPF and we

will demonstrate below that it does not contravene the requirements of any of the relevant policies within the Council's adopted Core Strategy.

Policy DMG1 deals with General Considerations. This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of 20 criteria relating to the matters of design, access, amenity, environment and infrastructure. We consider only the following criteria to be of relevance to the consideration of this application:

- The development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
- The development must consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
- The development must consider the potential traffic and car parking implications.
- The development must ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- The development must not adversely affect the amenities of the surrounding area.

We consider the proposed building to be entirely appropriate for the locality. With regards to the matter of density, layout and relationship between the buildings, Beacon Cottage and its garage are located directly adjacent. In this way the development is neither too intense/dense or too isolated. As the applicant will walk between his home and the building, the proposal does not have any traffic or parking implications. In view of the small scale of the building, its use which does not generate any noise, and the separation distance to the nearest dwelling, we do not consider that the proposal will have any detrimental effects upon the amenities of nearby residents.

Overall, in our opinion, the development undoubtedly complies with the relevant requirements of Policy DMG1.

Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and to support spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, one of which is that the development should be for small scale use appropriate to a local area where a local need or benefit can be demonstrated. As previously stated, the **use** of the site will be amenity/agricultural agricultural which is clearly appropriate to the area; and the

building is small scale and sustainable. Insofar as these strategic considerations are relevant to this proposal, we are of the opinion that they are satisfied.

The Policy also states that 'within the Open Countryside 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.' To confirm, the applicant is prepared to paint the exterior of the building a green or brown colour and is happy to discuss this with the planning officer.

We trust that the Council has all the information that they require to register and validate the application. If, however, any further information is required no doubt you will let us know at your earliest convenience, and please also let us know the details of the planning officer appointed to deal with it in due course.

Kind regards.

Yours faithfully

Fiona Patterson
Encl'

C.C. Mrs R Garnett