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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE DEMOLITION OF TWO
DOMESTIC OUTBUILDINGS AND THEIR
REPLACEMENT WITH A DETACHED GARAGE
WITH ROOM OVER AND AN ANNEX**

AT

**SHENSTONE, LONGSIGHT ROAD, CLAYTON-LE-
DALE, BB1 9EX**

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Client: Mrs Philippa Bailey-Reed
Our Ref: Reed/181/2971/GH
Date: September 2021



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION

- 1.1 Gary Hoerty Associates has been instructed by Mrs Philippa Bailey-Reed to submit a planning application on her behalf for the demolition of two domestic outbuildings and the erection of a detached double garage with a room over and a single storey annex at Shenstone, Longsight Road, Clayton-Le-Dale, BB1 9EX. The annex is required for the applicants elderly parents.
- 1.2 The two buildings that are to be demolished comprise a detached timber garage and a dilapidated timber shippon building which has been used for domestic storage for many years. Both buildings are in domestic use and are situated within the domestic curtilage of the property know as Shenstone.
- 1.3 In this Planning Statement we will describe the proposed development and we will review the relevant planning policies and guidance and set out why we consider that the application complies with national planning guidance and local planning policies and why the application should therefore be looked upon favourably by the Council. Whilst appreciating that all planning applications are determined on their own merits, we will also refer to a number of planning permissions that have been granted in the immediate locality by the Council for similar development to that proposed in this application.
- 1.4 As the proposal involves the demolition of two existing buildings, we are aware that the Council will require the applicant to have considered the potential for the buildings to offer a habitat for bats. The applicant has obtained a letter from the person who undertook the survey of the now demolished bungalow which clearly states that the buildings that are to be demolished do not offer suitable habitat for bats.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site, as outlined in red on the submitted plans, has an area of approximately 1,750sq.m comprising the curtilage of the former bungalow, which has recently been demolished to make way for the replacement dwelling approved under application number 3/2020/0863. The applicant also owns 1.7ha of land to the north and west of the application site as outlined in blue on the plans.
- 2.2 The site is located on the north side of Longsight Road (A59) and is adjoined to the west by a two-storey dwelling (a replacement for a bungalow that previously occupied the plot) and to the east by a bungalow. To the west and east of this group of three dwellings are areas of open land, and there is also open land to the south on the opposite side of Longsight Road. The general locality of Longsight Road comprises open farmland with intermittent dwellings and businesses.

- 2.3 The proposal involves the demolition of a detached timber single storey garage building and a detached timber shippon building which has for many years been used for domestic storage. The garage building measures 5m x 5.5m and has a height of 2.6m at the front and a height of 2.4m at the rear, the former shippon building measures 14m x 5.3m and has a height of 2.6m at the front and a height of 2.2m at the rear.
- 2.3 In planning policy terms, the site is within an area of open countryside as defined in the Council's adopted Core Strategy but is not within either the Green Belt or AONB.

3. THE PROPOSED DEVELOPMENT

- 3.1 The proposed development as already referred to involves the demolition of two existing domestic outbuildings which have a combined floor area of 101m² and the erection of a new detached double garage with a room above and a single storey two bedroom detached annex adjacent to it which will have a combined floor area of approximately 137m².
- 3.2 The proposed garage will measure 8.26m x 7m and will have an eaves height of 4.12m and a ridge height of 6m. It will have one set of garage doors with one side being open fronted. There will be an external staircase leading to a room within the roof space which can be used as a home office or gym. The garage will be constructed of concrete block clad in timber and will have a slate roof.
- 3.3 The proposed annex will measure 5.9m x 13.4m and will have an eaves height of 2.35m and a ridge height of 3.94m. The annex will comprise two en-suite bedrooms and an open plan dining living kitchen.
- 3.4 There will be no change to the vehicular access from Longsight Road, which will continue to serve the proposed dwelling.

4. PLANNING HISTORY

- 4.1 We set out below the recent planning history in respect of the applicant's property.
- 4.2 A planning application search of the Council's website for the application site reveals just one relevant application that is relevant which is application reference number 3/2020/0863 for the demolition of existing bungalow and erection of two storey replacement dwelling. The application was approved with conditions on 2 December 2020.

5. PLANNING POLICY CONSIDERATIONS

General

- 5.1 Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. In Ribble Valley, if it is to be approved, any development must therefore satisfy, as far as possible, guidance contained within the National Planning Policy Framework 2019 (NPPF) and the relevant Key Statements and Policies of the Council's Core Strategy 2008-2028 adopted December 2014.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework 2019 (NPPF)

- 5.3 The National Planning Policy Framework 2019 is now the main national planning policy guidance influencing planning decision making in England. It sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced.
- 5.4 Paragraphs 11 – 14 of the NPPF highlight the presumption in favour of sustainable development. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making and therefore proposed development that accords with an up to date development plan should be approved, unless other material considerations indicate that the plan should not be followed.
- 5.5 Importantly, paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change. For decision taking this means approving development proposals that accord with an up to date development plan without delay.
- 5.6 Paragraph 11 also clearly spells out the Government's presumption in favour of allowing development that accords with an up to date development plan unless any adverse impacts of doing so would demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 5.7 Paragraph 59 states:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.8 Paragraph 61 states:

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

5.9 The proposed development will provide accommodation for the applicant's parents who require assistance from their daughter which can best be provided by them living in very close proximity where help can be available 24/7. It is clear from paragraph 59 and 61 of the NPPF as quoted above that they support the provision of housing for the various groups that exist within the community and the provision of accommodation proposed will free up a dwelling elsewhere which will reduce the need for the provision of new homes.

5.10 In our opinion, it is therefore a relatively straightforward proposal that we consider to constitute sustainable development as defined by the policies in NPPF taken as a whole and which should therefore be approved without delay.

Ribble Valley Adopted Core Strategy 2008-2028

5.11 In order for permission to be granted, the proposal must also comply with the Council's adopted Core Strategy. We will now therefore consider the proposed development against what we consider to be the most relevant Key Statements and Policies of the Core Strategy.

Key Statement DS1

5.12 This policy is a strategic policy and it identifies where the majority of housing development will be built during the plan period, which is primarily in the three principal settlements of Clitheroe, Longridge and Whalley with a limited amount to the nine Tier 1 villages and the balance to the 23 remaining Tier 2 villages.

Key Statement DS2

5.13 This Policy states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will

work proactively with applicants to find solutions which mean that proposals can be approved wherever possible. It also states that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise. It also 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. We do not consider there to be any policies that specifically deal with the development of annex buildings and there are no material considerations that indicate that the Council should not approve the application, therefore it should be approved.

Policy DMG1

- 5.14 This Policy sets out the general criteria that all development proposals must satisfy in order for planning permission to be granted, in respect of which we will comment below using the headings within the Policy.
- 5.15 **Design.** The proposed buildings are well designed for their intended uses and are situated in a location where there has been a broadly similar level of development in existence for many years. The existing buildings are dilapidated and are an eyesore and the replacement buildings will represent an improvement over the existing situation. The new buildings will be clad in timber boarding and will have slate roofs.
- 5.16 **Access.** The proposed development will be served by the existing access from Longsight Road which is a safe access which can accommodate the small scale development proposed.
- 5.17 **Amenity.** The proposed development is situated in an area where there is already a similar level of built form, it is approximately 40m away from the rear walls of the adjoining properties and will not have windows that overlook the neighbour's land. The use of the proposed buildings is domestic in nature and therefore will not give rise to any activity that is likely to result in a nuisance.
- 5.18 **Environment.** The application site is not within an area that is subject to any special environmental protection.

Policy DMG2

- 5.19 This Policy confirms the Council's overall development strategy as set out in Key Statement DS1. It also identifies a list of developments that are appropriate within Tier 2 villages and outside the defined settlement areas and one type of development that is listed is "*the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated*". The development will provide for a local need. The policy talks about re-using

existing buildings in preference to new build, however in this case the new buildings will replace existing dilapidated buildings.

Policy DME2

- 5.19 This Policy relates to the protection of the landscape and townscape and states that proposals will be refused if they would significantly harm a number of specified important landscape or landscape features. The proposed development does not result in any harm to any of the landscape features referred to and the proposal therefore complies with Policy DME2

Policy DME3

- 5.20 This Policy relates to the protection and conservation of specified sites and species and the development will not affect any such sites or species.

6. SIMILAR DEVELOPMENTS IN RIBBLE VALLEY

- 6.1 Before considering other relevant developments in Ribble Valley, we will reiterate that this is a straightforward application for the demolition of a bungalow and the erection of a two-storey dwelling within the existing residential curtilage. For reasons that we have already stated, we consider the size, design, and external materials to be appropriate for the locality such that the replacement dwelling would not appear as an inappropriate or discordant feature in the landscape. Whilst there will undoubtedly be many more examples of planning permissions for similar developments in the Ribble Valley, we refer below to five cases that we consider to be relevant to the consideration of this application at Shenstone.
- 6.2 We dealt with an application for a detached annex nearby at Higher Bolton Hall Farm, Park Gate Row, Copster Green, BB1 9ET which was dealt with under application number 3/2011/0377, the application was approved with conditions on 12 August 2021. The annex was a two storey property which provided the applicants with a double bedroom, bathroom and storage room at first floor and a living room and a dining kitchen at ground floor together with a two car garage. The living area extended to approximately 86m².
- 6.3 We are aware of another local annex having been constructed at Low Farm, Ribchester Road, Clayton le Dale, BB1 9EE which was dealt with under application number 3/2013/0461. The application was approved with conditions on 13 September 2013 and the development provided for two bedrooms, a bathroom, a W.C, cloak area and an open plan living dining kitchen at ground floor with an area for a farm office in the roof space. The ground floor living accommodation extended to approximately 74m².

6.4 Both of the annex's referred to above are detached from the principal dwelling, they are both on open countryside locations and they both provide more accommodation than the proposed annex at Shenstone. We consider that the approval of these two developments support the approval of the application under consideration.

7. SUMMARY AND CONCLUSIONS

7.1 We consider that we have demonstrated in this Planning Statement that the proposal represents sustainable development that complies with NPPF and the relevant Policies of the Council's adopted Core Strategy. We also consider that, in Section 6 of this Statement, we have demonstrated that, in its determination of similar applications in similar locations to the proposed development the Council has accepted that the development of detached annex's in the open countryside is an appropriate form of development.

7.2 Therefore, overall, we consider the proposed development to be in accordance with the Development Plan. In order to comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we accordingly consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.

7.3 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 38) prior to the determination of the application.

Signed.


Gary Hoerty BSc (Hons) MRICS FAAV
For and on behalf of Gary Hoerty Associates

Date. 2-9-2021

