

Erection of detached  
dwelling; land within existing  
residential curtilage, Myrvel  
House, Howgill Lane,  
Rimington

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This statement is made in support of a planning application submission by Peter Hitchen Architects Ltd (PHA) to Ribble Valley Borough Council for the erection of a single storey detached dwelling within the existing curtilage of Myrvel House, Howgill Lane, Rimington.

## **1 Site Location**

- 1.1 The application site lies to the east of Rimington and in area of open countryside as defined in the adopted Core Strategy. It forms part of the long established residential curtilage to Myrvel House, a two storey detached dwelling of some character that is owned and occupied by the applicant. The site has a frontage to Howgill Lane; there is an existing vehicular access that serves Myrvel House. Utility services are available to the site.
- 1.2 The whole site is gently rising from West to East up to Myrvel House. The site is well screened from the public highway by virtue of the topography, mature tree and hedgerow. No public rights of way affect the site.

## **2 Planning History**

- 2.1 There is no material or relevant planning history attached to the site.

## **3 The Development Plan**

- 3.1 In preparing this application supporting statement, reference has been made to the relevant policies in the Development Plan including those in the Adopted Core Strategy. Current Government advice contained in the National Planning Policy Framework has also been considered. It is respectfully submitted that the following Development Plans and policies are the most relevant against which to assess the merits of the proposal:

### **Relevant Planning Policy at National and Local Level**

#### **National Planning Policy Framework**

**Chapter 2** achieving sustainable development

**Chapter 5** delivering a sufficient supply of homes

**Chapter 8** promoting healthy communities

**Chapter 9** promoting sustainable transport

**Chapter 11** making effective use of land

**Chapter 12** achieving well designed places

#### **Ribble Valley Adopted Core Strategy**

**Key Statement DS1: Development Strategy**

**Key Statement DS2: Presumption in favour of sustainable Development**

**Key Statement EN2: Landscape**

## **Development Strategy**

### **Policy DMG1: General Considerations**

### **Policy DMG2: Strategic Considerations**

### **Policy DMH3: Dwellings in Open Countryside**

### **Policy DME2: Landscape and Townscape Protection**

### **Policy DME3: Site and Species Protection and Conservation**

### **Policy DMH5: Residential and Curtilage Extensions**

## **Background**

- 4.1 In putting together this submission, the applicant has sought to address the issues raised by the development strategy. The site lies outside the settlement of Rimington. The application site itself is, however, part of the long established residential curtilage to Myrvel House; it is clearly evident that the site is used as garden, there are poly-tunnels thereon, and areas cultivated as vegetable gardens.
- 4.2 The applicant resides at Myrvel House and has done so for many years; as a consequence of her general ill-health, with a number of very specific issues, she does have a permanent carer. In this very specific regard, the applicant has provided a detailed personal statement that sets out clearly why she considers the application proposal to be essential to her future health and well-being. This personal statement is a material consideration in the determination of the application.

## **5 The Proposal**

- 5.1 The applicant owns the site the subject of this application; it currently forms part of the overall residential curtilage to Myrvel House; the submitted site plan identifies the application site with a red edge and the remainder of the site under the ownership and control of the applicant with a blue edge.
- 5.2 The applicant proposes to develop the site as an eco-friendly and wholly sustainable unit offering residential accommodation that she will reside in. The submitted plans presented by PHA have been produced in close consultation with the applicant. The architect's design statement elaborates on the design choices. The applicant has no desire to leave the confines of Myrvel House. Her personal statement sets the whole context in this specific regard.
- 5.3 It is proposed to create an independently serviced dwelling and the site boundaries will remain as they are.
- 5.4 Vehicular access to the site is directly available from Howgill Lane and is under the sole control of the applicant/site owner

## 6 The Planning Balance

- 6.1 It is respectfully submitted that there is a single issue for consideration in this application submission; whether the Core Strategy policies, insofar as they relate to dwellings in the open countryside, would support such a development and is there a consistency of interpretation of that policy in the open countryside and within the immediate locality in particular?

*Whether a proposed dwelling would have any adverse and material effect upon the character and appearance of the locality, contrary to Core Strategy policy DS1, DS2, EN2 and the Development Strategy as referenced above.*

### **Impact upon Development Plan Policy**

- 6.2 At the national level, the National Planning Policy Framework (NPPF) is clear in its intent; planning permission must be granted for sustainable development that is of high quality design that provides a choice of dwellings in places where people want to live. Nowhere in the NPPF does it stipulate that permission must be refused where a development can be seen or where a new curtilage is proposed. It is accepted that in any new development, due regard must be paid to the overall character of the locality and the living conditions on any adjacent occupiers. The proposal does this emphatically.

The submitted plans, particularly the existing and proposed site plan sets the context of the proposal within the open countryside. It is respectfully submitted that the proposal would meet the tests set down in the NPPF.

- 6.3 At the local level Core Strategy policy, in general terms, is more demanding particularly where the development is set within the open countryside. That said the proposed site is clearly very much a part of the existing residential curtilage to Myrvel House;; it has been used and cultivated for that purpose. It would appear that the Core Strategy is flexible in its interpretation of planning policy for residential development in the open countryside. It must be remembered that the proposal is creating a new dwelling within the existing residential curtilage of a dwelling and, in this specific instance, the applicant herself and presented a detailed statement as to how and why this proposal will meet her very specific needs and circumstances. .
- 6.4 The dwelling as proposed would not have any material or adverse impact upon the open countryside; the site is already clearly established, in terms of scale, massing and its position relative to the curtilage within which it sits. In effect a new use is not being introduced but a new building is to accommodate the use. In this overall regard, PHA has produced a detailed design statement that takes account of the relevant policy considerations for a dwelling in the open countryside. Again, this is a material consideration in the determination of the application. The planning authority is asked to direct any issues they may have to specific matters with regard to design/external appearance/landscaping etc to PHA.
- 6.5 In the context of CS policy it is considered that the proposal complies fully therewith and could be supported without prejudice to the overall implementation of the Core Strategy in this regard.

### ***Consistency of Policy Interpretation***

- 6.6 The purpose of CS policy DMG1 is to help deliver the vision for the area (Ribble Valley as a whole) and gives an overarching series of considerations that the Council will have regard too in achieving quality development.
- 6.7 Policy DMG1 sets down 6 principles against which each planning application for development is assessed. It would appear that there is, within the planning policy, an opportunity to support the proposal given the fact that the site already established as a residential unit and that the necessary support infrastructure is and always has been in place. In this regard, the proposal is wholly sustainable.

It is respectfully submitted that the proposal would appear to meet the tests set down in CS policy DMG1.

- 6.8 The proposal is modest in terms of overall size and massing; The development accords with the requirements of the Core Strategy.

### **7 Conclusions**

- 7.1 It is considered that, for the reasons set out in this supporting statement, the proposal would meet the tests set down for new development at both the national and local level. It is considered that the development would not prejudice the implementation of Core Strategy policy in the wider context.

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