



JUDITH DOUGLAS TOWN PLANNING LIMITED

Land at Morans Farm, Pendleton Road, Wiswell,
Clitheroe. BB7 9BZ

Application for the variation of a condition following the
grant of planning permission.

Section 73 Town and Country Planning Act 1990.

Planning permission 3/2020/0981 condition 2 approved
plans.

Planning Statement

JDTPL0255

Judith Douglas BSc (Hons), Dip TP, MRTPI



STATEMENT IN SUPPORT OF APPLICATION TO MAKE MINOR MODIFICATIONS TO THE PLANS APPROVED UNDER PLANNING PERMISSION 3/2020/0981 CONDITION 2 FOR CHANGE OF USE OF LAND FOR THE SITING OF FOUR HOLIDAY LODGES WITH ASSOCIATED PARKING ACCESS AND AMENITY AREAS ON LAND AT MORAN'S FARM, PENDLETON ROAD, WISWELL CLITHEROE BB7 9BZ.

1 INTRODUCTION

- 1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf the applicant Mrs L Sagar for material minor amendments to the planning approval for the proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas.
- 1.2 The amendments relate to the slight alterations to the design of the units, an increase in the size of decking, the introduction of features to enhance the attractiveness of the units to potential holiday makers, and green energy measures.
- 1.3 The drawings approved under planning permission 3/2020/0981 are:
ADM20/34/01A Site layout and landscaping
ADM20/34/02 Lodge 3&4 (handed) plans and elevations
ADM20/34/03 Lodge 1&2 (handed) plans and elevations
ADM20/34/04 Section through the site
ADM20/34/05 Location plan
- 1.4 The revised drawings are:
ADM20/34/023 Site layout and landscaping
ADM20/34/020 Lodge 1&4 (handed) plans and elevations
ADM20/34/021 Lodge 2 plans and elevations
ADM20/34/022 Lodge 3 plans and elevations
ADM20/34/04A Section through the site
- 1.5 It is proposed to substitute the submitted drawings for the approved drawings. The site edged red remains the same and the development does not alter the development description. The alterations are minor and do not affect neighbour amenity.

2.0 PROPOSED AMENDMENTS

2.1 A slight increase in the footprint and height of the units are as follows:

Unit	Approved			Revised		
	Length	Width	Height to ridge	Length	Width	Height to ridge
Lodge 1	16.11m	6.61m	3.876m	16.389m	6.824m	3.946m
Lodge 2	16.11m	6.61m	3.876m	16.391m	6.886m	3.963m
Lodge 3	16.11m	6.61m	3.876m	16.398m	6.903m	3.963m
Lodge 4	16.11m	6.61m	3.876m	16.398m	6.824m	3.946m

2.2 It is proposed to make the following amendments to units 1, 2 and 4:

Metal flue, solar panels, slate feature surround, hot tub, and air source heat pump to be added. Revisions to the glass balustrade details, western red cedar cladding instead of Siberian larch, alterations to the door and window positions, decking area enlarged.

2.3 Similar amendments are proposed to unit 3 but without a hot tub or air source heat pump.

2.4 It is proposed to slightly increase the finished floor levels of units 1 and 2 from 142.84m to 143.1m an increase of 26cm, and units 3 and 4 from 140m to 140.03m an increase of 3cm.

2.5 The site layout has only been revised to reflect these changes. Otherwise, there are no alterations to the layout or landscaping.

3. DEVELOPMENT PLAN POLICY

3.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

3.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement EN2: Landscape

Key Statement EC3: Visitor Economy

Policy DMG1: General Considerations.

Policy DME2: Landscape and townscape protection

Policy DMB1: Supporting Business Growth and the Local Economy

Policy DMB3: Recreation and Tourism Development

Policy DME5: Renewable Energy

National Planning Policy Framework (NPPF)

4 EVALUATION

- 4.1 As this is an application under section 73 of the Town and Country Planning Act 1990 only those changes for which approval is sought need to be considered. The principle of the development has already been approved and does not need to be revisited. The main issues to be considered are the impact on landscape/visual amenity and residential amenity.
- 4.2 Since planning permission was granted in March 2021 the owners of the site have carried out market research. They have concluded that larger areas of decking to allow visitors to enjoy the outdoors and the excellent views, the provision of a hot tub and a wood burning stove will enhance the attractiveness of the holiday accommodation to visitors. Many holiday-accommodation booking websites include filters so that potential bookings can be tailored to customers preferences. 'Hot tub', 'indoor fireplace' are common filters, so it was concluded the provision of a hot tub and a wood burning stove would make the holiday accommodation more attractive to customers. The unique feature of the accommodation is the outstanding views and rural location. Larger areas of decking are likely to enhance the attractiveness of the units to customers. The proposed changes are in line with the aspirations of Key Statement EC3: Visitor Economy, Policy DMB1: Supporting Business growth and the Local Economy and Policy DMB3: Recreation and Tourism Development to support the local economy through providing for visitors to the area.
- 4.3 The proposed increase in the size and height of the units is minimal and will not result in the development having any significant impact on the quality of the landscape. The proposed enlarged decking is immediately adjacent to the units, the balustrades are glass, and the hot tub is sunken beneath the decking. It encourages outdoor activity to be close to the unit. The increase in the size of the decking, and the introduction of a hot tub and revised balustrade details will not have an adverse impact on the landscape.
- 4.4 The alterations to the window and door positions, the substitution of one timber cladding material for another and the decorative use of slate will have no adverse impact on the appearance of the units. The chosen materials are still reflective on materials use locally on rural buildings. The development continues to reflect local character and will blend into the

landscape. It will not harm the visual qualities of the area or landscape in line with Key Statement EN2: Landscape and policy DME2: Landscape and townscape protection.

- 4.5 The provision of air source heat pumps and solar panels should be welcomed as a means of reducing carbon emission. The panels are to be located on part of the roof on the south west elevation, and are all black which will blend into the appearance of the galvanized standing seam metal roof. The air source heat pumps are located at floor level. Policy DME5: Renewal Energy scheme supports the development of renewable energy schemes provided it can be shown that it would not cause unacceptable harm to the local environment or local amenity. The appearance of these units is acceptable and will not appear out of place and will have no negative impact on the visual qualities of the landscape.
- 4.6 Lodge 2 is to the south west of the dwelling Lynwood. On the boundary is a high wall which steps down to follow the contours of the land. The wall provides effective screening between Lynwood and the decking area to Lodge 2. The neighbours at Lynwood have recently planted a fast-growing evergreen laurel hedge along the lower section of the joint boundary adjacent to lodge 4. The proposed changes will not have an adverse impact on the outdoor amenity space of the neighbouring property Lynwood.
- 4.7 The increased decking area at lodge 1 is screened from the dwelling Highfield to the south by Highfield's outbuilding and garage. The decking area to lodge 3 has only increased in length and is no closer to the boundary with Highfield than the approved decking. Existing shrubs and trees also provide screening. The proposed changes will not have an adverse impact on the outdoor amenity space of the neighbouring property Highfield. The proposal remains compliant with Policy DMG1:General Considerations.

5 CONCLUSION

- 5.1 This revised scheme makes very minor alterations to the approved scheme in terms of the design of the proposed units. The introduction of features which enhance the attractiveness of the units as holiday lets will have no negative impact on the landscape or the amenities of the neighbouring properties. The scheme has introduced green energy measures which should be welcomed.
- 5.2 The development remains fully consistent with the requirements of the Core Strategy in particular Key Statements, EN2 and EC3, and policies DMG1, DME2, DMB1, DMB3 and DME5. The development remains in accordance with the requirements of the NPPF.