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**PLANNING STATEMENT**

**IN RESPECT OF A FULL PLANNING APPLICATION FOR THE  
DEVELOPMENT OF A HOLIDAY CHALET**

**AT**

**LAND ADJACENT TO KENYON LANE, DINCKLEY,  
BLACKBURN, BB6 8AN.**

**Prepared by:** Andrew Rothwell  
**Our Client:** Mr and Mrs M Stummer  
**Our Ref:** Stu/771/3237/AR  
**Date:** November 2022



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
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## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates has been instructed by Maximillian and Charlotte Stummer to submit a Planning Application on their behalf to permit the development of a holiday cottage on a parcel of land that they own adjacent to Kenyon Lane, Dinckley, Blackburn, BB6 8AN.
- 1.2 Mr and Mrs Stummer live at Pendle View Barn, Moorgate Lane, Dinckley, a property located within 200 metres of the application site. Our clients are aware of the attractive nature of the Ribble Valley as a tourist destination and consider that the proposed development presents an opportunity to develop a holiday letting business to provide them with an income and to utilize a small area of land at his property.
- 1.3 The Council has granted Planning Consent for many new tourist based self-catering accommodation ventures in recent years, including static caravan/lodges, camping pods, touring caravan sites and new build cottages, to provide for the rising demand for holiday properties in the Ribble Valley, and the Authority would appear to recognise the market which exists for such facilities.
- 1.4 We set out in this Planning Statement a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development including reference to similar developments that have been approved by the Council.

## **2. PLANNING HISTORY**

- 2.1 There has been one previous planning application in respect of the site which was submitted by this firm the application was 3/2019/0912 which proposed the erection of timber shed and greenhouse in association with use of land as an allotment. This application was submitted on 1 October 2019 and approved with conditions on 19 December 2019.
- 2.2 The applicants recently submitted a pre-application enquiry through Zara Moon Architects in respect of a proposal to erect an unrestricted single storey dwelling on the same parcel of land that is the subject of this application. The pre-app reference was RV/2021/ENQ/00017, unsurprisingly the response was that an unrestricted dwelling in the proposed location would not be acceptable.

### **3. THE APPLICATION SITE**

- 3.1 The application relates to an irregular shaped piece of land, which extends to approximately 662m<sup>2</sup> or thereabouts, in respect of which permission was granted under application 3/2019/0912 as referred to above for the erection of two timber sheds and a greenhouse and the use of the land an allotment. The proposed timber sheds have been erected and will if the application is approved form part of the proposed holiday property. The site
- 3.2 The site has access directly from Kenyon Lane through an existing gate. The land is adjoined to the west by Kenyon Lane, from which it is screened by a boundary hedge; to the south and partly to the east it is adjoined by the curtilage of a dwelling on Moorgate Lane with trees and hedges on the boundary; and to the north it is adjoined by a parcel of agricultural land. The nearest residential properties are located at "Greystones", Moorgate Lane, circa 33 metres to the southeast of the Application Site, and "Megitta House", Kenyon Lane, circa 48 metres to the West. Further dwellings are located to the East and northwest of the application site, but at a greater distance, in excess of 100m away from the site of the proposed holiday cottage.
- 3.3 The general locality comprises agricultural land, farmsteads and residential properties in relatively large curtilages. At Moorgate Farm, to the northeast of the application site, is a development of eight camping pods (with planning permissions also granted for six additional pods, and for children's play equipment). Therefore, within the immediate locality there is an existing rural tourism site confirming the locations suitability for this type of use.
- 3.4 Within the Council's adopted Core Strategy, the site is located within Open Countryside, Policy Env 3 but is not within either the Green Belt or the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).

### **4. THE PROPOSED DEVELOPMENT**

- 4.1 The proposed development is the conversion of the two existing sheds and the erection of a link building of similar style construction to create a modern chalet type detached single storey holiday residence. The proposed chalet will have one principal open plan living space, with an integrated kitchen area, and two bedrooms, each having an ensuite bathroom will be provided within the two existing timber buildings. The chalet will be of timber construction with a flat mineral felt roof. The living space area will have bi-fold doors on the northern aspect, opening onto a surfaced area overlooking the adjoining field.

- 4.2 The proposed building will have an eaves height of 2.505m and a maximum height of 3.536m, it will provide 106m<sup>2</sup> of living accommodation comprising 57m<sup>2</sup> of open plan living area together with two bedrooms with ensuite bathrooms measuring 28m<sup>2</sup> and 21m<sup>2</sup>.
- 4.3 The chalet will be accessed immediately from the metalled surface of Kenyon Lane and will have off road vehicle parking within the application site. Hedges and mature trees currently surround the application site to the east, south and west and will assist in mitigating visual impact and will provide privacy for the occupants. An existing wooden post fence with mesh livestock fencing separates the application site from the adjoining field and allows views of open countryside from the proposed chalet. The designated parking area at the site will allow for the manoeuvring of vehicles to avoid the necessity of reversing onto Kenyon Lane.
- 4.4 The market for holiday accommodation provision of the type proposed has significantly grown during recent years, as a consequence of the restrictions upon foreign travel, the desire for “staycation” type holidays, and the popularity of weekend or “mini breaks” in secluded areas of the countryside, where guests seek to enjoy holidays in quiet locations, staying in accommodation sympathetic to its surroundings. The applicants intend to finish the property to a high standard and they will promote to their visitors the many attractions that the Ribble Valley has to offer.

## **5. PLANNING POLICY CONSIDERATIONS**

- 5.1. 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 2021) and the relevant policies of the Council’s Adopted Core Strategy.
- 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 (NPPF 2021)**

- 5.3 The NPPF 2021 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.

5.4 Section 6 of NPPF relates to “Building a strong, competitive economy” and paragraphs 84 and 85 are particularly relevant to this application as they relate to “Supporting a prosperous rural economy”.

5.5 Paragraph 84 states:

*Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

5.6 The approval of this application will allow the establishment of a new small scale rural tourist accommodation business on a small piece of land. The proposed development will be screened by existing trees and hedgerows and due to the sympathetic design and small scale of the development, the proposal will not harm the character of the countryside.

5.7 Paragraph 85 states:

*“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits the scope for access on foot, by cycling or by public transport. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

5.8 Approval of this application will allow the establishment of a small scale, affordable and sustainable rural tourism business which will be provided in an attractive location for visitors to the Ribble Valley to stay. The building materials and site design have been sensitively selected and considered to blend well into

the immediate vicinity, and to cause minimal visual or amenity impact. The NPPF clearly supports sustainable rural tourism and leisure development that respects the character of the countryside. The proposed development looks to align itself with those policy objectives.

**Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley - Adoption Version**

- 5.9 We will make comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

**Key Statement DS2: Presumption in Favour of Sustainable Development.**

- 5.10 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. The proposed holiday chalet offers a sustainable and environmentally sympathetic form of accommodation and it is anticipated that although visitors are likely to arrive by car they will explore the local area on foot or bicycle once they are at the property.

**Key Statement EC1: Business and Employment Development**

- 5.11 Key statement EC1 states *“developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle”*. The proposed development can be considered as assisting in the strengthening of the rural and village economies in the locality, as the occupiers of the holiday chalet, as visitors to the locality, will utilise the services of local shops and restaurants. The occupation of the proposed holiday chalet will provide extra custom for local businesses and hospitality venues, thereby strengthening the rural and village economies.

**Key Statement EC3: Visitor Economy**

- 5.12 This Key Statement relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley

will be encouraged. This proposal will strengthen the visitor economy by providing increased custom for local businesses, including public houses, restaurants, shops, and tourist attractions, not only in the countryside hospitality venues, but also in the larger villages and the core towns of Clitheroe and Ribchester.

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

- 5.13 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.
- 5.14 For the reasons previously stated, we consider the proposed holiday chalet to be sympathetic to the existing landscape with regards to its design and external building materials. With regards to the matter of intensity/density/layout we consider that the proposed siting of the chalet will not result in a density and layout that will impact negatively on the landscape character of the area.
- 5.15 The site is located on land adjacent to Kenyon Lane, that runs off Salesbury Hall road, then Chapel Lane which ultimately links to Longsight Road, the main A59 arterial road. As the A59 is the principal road in the Borough, the site is therefore ideally located for access to the M6 and the wider motorway network as well as to all the towns, villages and countryside attractions of the Ribble Valley. Furthermore, we consider that the limited additional traffic generated by the chalets would not have any material effects upon Kenyon Lane, Salesbury Hall road or Chapel Lane or, by extension, the wider local highway network.

- 5.16 Car parking provision within the application site is addressed by the provision of two car parking spaces to serve the chalet, and an area which allows the off road turning of vehicles to allow the safe entry and exit from the property to Kenyon Lane in a forward gear. We consider this to be an appropriate level of parking provision, given the limited accommodation provided by the chalet.
- 5.17 It is our opinion, that the proposed development complies with the relevant intentions and requirements of Policy DMG1.

#### **Policy DMG 2: Strategic Considerations**

- 5.18 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and to support the spatial vision and it identifies certain forms of development that are acceptable outside of the settlement areas, three of which are that the development (1) should be essential to the local economy or social well-being of the area; (2) should be for small scale tourism or recreational developments appropriate to a rural area; and (3) should be for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.
- 5.19 As a proposal for the establishment of a business offering holiday accommodation in a small chalet type property, the development constitutes small scale tourism development. We also contend that there is no requirement under the Council's policies for the applicant to show a need or demand for the proposed holiday accommodation, albeit that we consider that such a demand exists. However, as evidenced by the popularity and success of similar developments of holiday venues in the locality, we do consider there to be a demand for this type of holiday accommodation (indeed all types of holiday accommodation) from visitors seeking to enjoy the natural beauty and visitor attractions of the Ribble Valley.
- 5.20 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.' For reasons already given in this Statement, we consider that the proposal satisfies those requirements of Policy DMG2.

#### **Policy DME 2: Landscape and Townscape Protection**

- 5.21 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features of which only "hedgerows and individual trees" might have been of any relevance to this application. The proposed unit is sited to ensure that the trees and hedges within the site are not disturbed and the application

utilises the screening potential that they offer. The site of the proposed chalet does not include any trees or hedges that would require removal as a part of the development. The proposal does not therefore contravene any of the requirements of Policy DME 2.

### **Policy DME 3: Site and Species Protection and Conservation**

- 5.22 This policy states that development proposals that are likely to adversely affect any of eight specified species or habitats that are granted special protection will not be granted planning permission. We do not consider that the application site constitutes any of the designated habitats, and that the development will not disturb any of the specified species.

### **Policy DMB 1: Supporting Business Growth and the Local Economy**

- 5.23 Policy DMB1 indicates that the Council will support proposals that are intended to support business growth in the local economy provided such proposals are in conformity with other relevant policies of the local plan. The proposed development is in full conformity with all the relevant policies and policy DMB1 clearly supports the proposed development.

### **Policy DMB 3: Recreation and Tourism Development**

- 5.24 Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough subject to a number of criteria being met. As far as the criteria are concerned, the proposed development does not conflict with other policies of the plan. The proposal does not undermine the character, quality, or visual amenities of the plan area by virtue of its scale, siting, materials or design. The proposal is particularly well related to the highway network and would not create any adverse traffic problems.
- 5.25 The proposed development will support the development of tourism in the Ribble Valley by providing high quality chalet type accommodation in a desirable location, and which will be used by visitors for holiday occupation purposes throughout the year when visiting the Ribble Valley.

## **6. OTHER SIMILAR DEVELOPMENT IN THE BOROUGH**

- 6.1 In recent years, as a reflection of the attractiveness of the Borough as a tourist destination, the Council has received and granted planning permission for numerous developments comprising self-catering accommodation ranging from camping pods, through caravans, chalets, the conversions of existing buildings to


holiday cottages and new build holiday cottages. The fact that such applications continue to be submitted is evidence that there is a continued and growing demand for this type of holiday accommodation in the Ribble Valley area and the fact that they continue to be approved is evidence that the Council considers such proposals to be acceptable in planning policy terms. The Council has accepted that self-catering holiday accommodation is an appropriate form of development in the countryside areas of the Borough as it benefits existing local businesses such as public houses, restaurants, shops, and tourist attractions etc. and the local rural economy in general.

- 6.2 With regards to new build holiday cottages specifically there are a number of applications that we have dealt with which were approved as follows:
- 6.3 Application 3/2017/0700 was an application for the erection of three new build holiday cottages at Cunliffe Moss Farm, Saccary Lane, Mellor, Blackburn, BB1 9DL, the application was approved with conditions on 27 October 2017.
- 6.4 Application 3/2019/0671 was an application for the erection of four new build holiday cottages at Dewhurst Farm, Longsight Road, Old Langho, Blackburn, BB6 8AD, the application was approved with conditions on 1 November 2019.
- 6.5 In addition to new build cottages where there were no existing building on site we have dealt with several applications that have involved the demolition of redundant agricultural buildings and their replacement with holiday cottages as follows:
- 6.6 Application 3/2008/0104 was an application for the demolition of a range of modern agricultural buildings and the erection of five holiday cottages in three separate stone-built buildings a storage building and the formation of parking and turning areas, the application was approved with conditions on 18 July 2008.
- 6.7 Application 3/2011/0107 was an application for the demolition of a range of modern agricultural buildings and the creation of six holiday cottages and gardens and the change of use of an existing building to a recreational room together with internal access roads on land to the rear of Oak Bank Farm the application was approved with conditions on 16 March 2012.
- 6.8 Application 3/2021/0495 was an application for the demolition of range of redundant agricultural buildings and the erection of two holiday cottages, the application was approved with condition on 5 July 2021.
- 6.9 Whilst appreciating that each application must be considered on its own merits, this current proposal is for a holiday chalet which is similar in terms of its holiday offer and commercial justification to those on the sites referred to above. We

therefore consider this application to be acceptable both in respect of the principle of the proposal and having regard to the detailed matters of design, appearance and visual impact, it ensures that the relevant policies are satisfied, and permission should therefore be granted.

## **7. SUMMARY AND CONCLUSIONS**

- 7.1 The Planning Application seeks consent for the proposed development of a single storey holiday chalet sited in a screened and quiet location, which is close to existing dwellings and buildings, and located within an area which is demonstrably popular with tourists and visitors to the Ribble Valley. We consider the design of the chalet to be appropriate for its purpose, location and anticipated market.
- 7.2 The application site is situated in an area designated as Open Countryside and is not in within either the Forest of Bowland AONB or the Green Belt.
- 7.3 We consider that we have demonstrated in this Planning Statement that the proposal constitutes sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. We have also referred to a number of sites where planning permission has been granted by the Council for the development of holiday cottages of similar and larger scale in other open countryside locations as well as in the Forest of Bowland AONB.
- 7.4 The development proposed by this application addresses a tourism sector which is not provided for by the larger hotel, inn and hospitality outlets, catering for independent short stays without the formality of serviced accommodation. The Ribble Valley has many fine hotels and inns which cater for the traditional visitor to the region, but this proposal provides for a quiet "bolt hole" type of break, where occupants enjoy the isolation and affordability.
- 7.4 To comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we respectfully consider that permission should be granted subject to any reasonable conditions that the Council considers to be necessary.
- 7.5 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 prior to the determination.

Signed..  .....Date.....

**Andrew Rothwell**