

Dear Sophie

**RE: Pre-App Ref. RV/2022/ENQ/00041**

Proposal: Demolition of existing agricultural buildings and construction of a single detached dwellinghouse.

Subsequent to my site visit and consideration of the previous applications and appeal I write in response to your request for pre-application advice relating to the above.

Relevant Core Strategy Policies:

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in Favour of Sustainable Development

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMH3: Dwellings in The Open Countryside & The AONB

National Planning Policy Framework

**Principle of Development**

The site is located outside of the settlement within an open countryside designation. The site is agricultural in nature. The existing agricultural building are proposed to be demolished with the erection of a new two storey dwelling in their place.

A previous application, submitted in 2021, was subsequently refused on the basis that it would lead to the creation of a new residential dwelling within the open countryside without sufficient justification, that the proposal due to its location would place reliance on private motor vehicle (bus stop outside - every 30 minutes) contrary to policy and the resultant paraphernalia would result in domestication and cumulative impact.

This followed an approval, on appeal, of an application under Class Q to change the use of an agricultural building to one dwelling.

In order to be acceptable then the principle of development would need to be in accordance with the appropriate policies listed above.

Policy DMG1 sets out 10 points which all developments must meet in terms of design, access, amenity, environment and infrastructure.

Policy DMG2 states that all development should be in accordance with the core strategy development strategy and should support the spatial vision. 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 and re-use existing buildings where possible.

The key issue is that the proposal is not considered to be within a sustainable location to allow for a new build residential unit outside of the settlement of Ribchester which is over 125m away.

The approval of the prior notification at appeal establishes a consent for a residential unit as a conversion as such this forms a material consideration in the determination of any subsequent application.

Policy DMH3 restricts residential development to agricultural or identified local need, conversion, rebuilding or replacement dwellings. Therefore, justification for this proposal and the need to address this policy would be required otherwise it would not accord with policy.

No information has been provided that would suggest the proposal is that for local needs housing that would meet the above definition, nor can it be argued that the development is needed for the forestry or agriculture. As such it cannot be considered that the proposal aligns with the requirements of Policy DMG2 in these respects.

Taking account of the criterion for Policy DMH3 it is not considered that the proposal is residential development which meets an identified local need therefore the proposal would not accord with Policy in this respect.

With regards to the location of the proposed dwellinghouse and its isolation from any defined settlement, it is considered that the proposed new build would perpetuate an already unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to benefit from adequate walkable access to local services or facilities.

### Case Law

Whilst it is agreed that there is established case law relating to fall back positions, this was submitted and considered as part of the previous application which was refused. No further information has been submitted to address reason for refusal 1 in respect of the previous decision at this site and reasons 2 and 3 also remain valid for this proposal.

It is considered that this proposal would not represent an overall improvement in terms of appearance of the site.

### **Design and Materials**

The site is visible in terms of public footpath FP45 which runs along the northern boundary of the site.

The design appears to seek to replicate a traditional stone-built barn although the resultant development will be a new build dwelling.

The proposed conversion of the agricultural building was found to be acceptable on appeal, however, it is considered that the erection of a new build dwelling on this site would result in more of a suburban nature with large glazed openings to all

elevations which reflect a modern suburban development and replica narrow slit windows and double height cart doors which reflect a traditional stone built barn which this development would not be. This approach introduces a confusing mix of styles, whereas in my view any new development within rural areas should be an honest reflection of the history of the site rather than try and replicate parts of a building that never existed here.

### **Residential Amenity**

The nearest residential property is over 40m away and therefore the proposal would not result in any undue impacts in terms of residential amenity.

### **Highways/Parking**

The proposal would require adequate parking for the occupiers of the dwelling.

Policy DMG3 relates to availability and adequacy of public transport and associated infrastructure to serve the development. The site is outside of a settlement and public transport links will be limited and therefore there would be a reliance on private car journeys to the site.

### **Other Matters**

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission. Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions.

A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage.

The below link is to the Council's recently adopted Validation checklist.

[https://www.ribblevalley.gov.uk/downloads/file/12209/draft\\_validation\\_checklist\\_march\\_2019](https://www.ribblevalley.gov.uk/downloads/file/12209/draft_validation_checklist_march_2019)

### **Conclusion**

Whilst the conversion of the agricultural building on this site was considered to be acceptable the erection of a new build dwellinghouse would not be acceptable in policy terms in this rural location.

Any proposed development at this site would need to demonstrate compliance with the relevant Policies listed above including the sustainability principles of the location. The impact of domestic paraphernalia could potentially be addressed by condition if the principle of the development was accepted.

### **Submission Requirements:**

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Application form
- Scaled plans including location, existing and proposed block plans, existing and proposed elevations, existing and proposed floor plans and existing and proposed roof plans
- Details of materials
- Details of hard and soft landscaping
- Ecology survey

Please note the required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received.

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

- **parking**
- **bus stops**
- **new class Q design - present new plans to them**
- **fallback positioned considered more**
- **30 degree to do slate - and smaller anyway - no slit windows - mullion**