

MARCH 02 2023

**IN RESPECT OF A FULL PLANNING APPLICATION FOR THE DEMOLITION OF
AN EQUINE BUILDING AND ITS
REPLACEMENT WITH A DETACHED ANNEXE**

AT

**MARYLEBONE FARM, WHITTAKERS LANE,
WEST BRADFORD, CLITHEROE, BB7 4TL**

BACKGROUND:

This is the submission of revised plans to replace a redundant and dilapidated equine building with a detached annexe incorporating an existing stone store building.

Alternative equine facilities - approved under planning application 3/2022/0011 - have now been erected and completed.

The annexe will provide additional accommodation for the extended family.

A previous application [3/2022/0446](#) was refused in February 2023 on the grounds of scale.

THE APPLICATION SITE AND SURROUNDINGS

The application property is a small farm situated to the north east of the village of West Bradford. The farm is accessed off Whittakers Lane and forms part of a small group of four dwellings beyond which is Whittakers Farm.

Marylebone Farm comprises a detached farmhouse, which has been extended into the adjoining barn and links via a small piggery/wood store to the redundant equine building and stone store.

A detached steel portal frame building extended under planning application 3/2022/0011 to create stabling lies separately on the site.

The property sits in approximately 11.5 acres of land which is in two fairly equal sized parcels either side of Whittakers Lane.

The farm is on the side of a south facing hill with rising ground to the rear, the building that is the subject of the application sits to the west of the main house

In terms of the wider locality, the area is primarily agricultural land with scattered farmsteads and groups of dwellings.

With respect to planning policies, the site is within the open countryside and within the Forest of Pendle Area of Outstanding Natural Beauty (AONB).

THE PROPOSED DEVELOPMENT

The existing building is made of concrete block and timber cladding with a box profile tin clad roof. Together with an existing stone building, which currently sits within the frame, the combined footprint measures 8.36m x 21.7m giving a floor area of 181.5 sq m.

A previous application [3/2022/0446](#) for an annexe was refused on the grounds of scale

Following detailed advice from the case officer this application proposes a smaller annexe accommodation, utilising the existing stone building to provide a second bedroom, with a flat roof link to open plan living accommodation. It would be read as a 'cluster' of buildings rather than a single unit.

This new annexe would measure 12.6m x 8.36m with an eaves height of 3.75m and a ridge height of 6.34m which matches the existing building height. The stone store building measures 3.4m x 3.9m. The overall volume and scale of the new building would be significantly smaller than the existing building currently occupying the site and subservient to the main house.

The annexe would be constructed to the highest design standards in a palette of high quality materials that would both link to the main farmhouse but also be sympathetic to the rural location. A mix of stone, glass and timber cladding under a zinc roof is proposed with recessed wooden windows and door to the westerly elevation.

The property would aspire to be net zero in operation with photo voltaic panels to the roof, an air or ground source heat pump (depending on ground survey) exceptional levels of natural insulation and ventilation and rainwater harvesting.

There will be no change to the vehicular access to the property nor any increase in traffic as a consequence of the approval of the application.

PLANNING POLICY CONSIDERATIONS

General

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 2021 (NPPF) and the relevant Key Statements and Policies of the Council's Core Strategy 2008-2028 adopted December 2014.

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 2021 (NPPF)

The National Planning Policy Framework 2021 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.

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.

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.

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.

Paragraph 60 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.

Paragraph 62 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).

The proposed development will provide accommodation for the applicant's family and will enable the family group to continue living together at Marylebone Farm. It is clear from paragraph 60 and 62 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.

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

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

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

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

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.

Design. The proposed building is well designed for its intended use and it is situated in a location where there is already a broadly similar level of development which has been in existence for many years. The existing building is dilapidated and we consider that the replacement building will represent an improvement over the existing situation. The new building will be clad in timber boarding and will have a zinc roof.

Access. The proposed development will be served by the existing access from which is a safe access which can accommodate the small-scale development proposed, which will not result in any additional traffic because the occupants of the proposed building already reside at the site.

Amenity. The proposed development is situated in an area where there is already a similar level of built form, it is approximately 70m away from the each of the nearest dwellings and would not result in any overlooking or loss of privacy to either of these properties. The use of the proposed building is domestic and therefore will not give rise to any activity that is likely to result in a nuisance.

Environment. The application site is not within an area that is subject to any special environmental protection.

Policy DMG2

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

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

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

SIMILAR DEVELOPMENTS IN RIBBLE VALLEY

Planning application number 3/2021/0882 approved an extension and separate annexe at Seedalls Farmhouse, Eaves Hall Lane, West Bradford BB7 3JG. The annexe is a single storey building with large, open plan living, dining, kitchen room, boot room, two double bedrooms and a bathroom. The annexe accommodation extends to approx. 100sq m.

Planning application number 3/2021/0207 approved the demolition of an existing outbuilding and construction of one and half storey building to provide a garage and granny annexe at ground floor level, and a one bedroom holiday let at first floor level at Dinckley Grange Farm Ribchester Road Langho, Blackburn BB6 8AH. The replacement building measures 15.25m x 8.5m and approved materials included a graphite zinc roof, black burnt larch cladding, natural stone and black aluminium windows and doors. The north-west elevation is heavily glazed with external balconies at ground and first floor.

CONCLUSION

Following a thorough design review and subsequent discussions with the case officer the scheme has been refined to address issues raised under Application No. [3/2022/0446](#) and fulfils all the criteria required for a detached annexe designed to provide private accommodation for extended family.

It sits discreetly next to the main house, is not visible from the road and is screened in some part by the new stable building.

It would provide sustainable, long-term accommodation for the extended family, allowing mutual care, and taking pressure off housing supply elsewhere in the borough.