

Head of Planning

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

FAO Ben Taylor

Dear Mr Taylor

Objection to Planning Application 3/2023/0339 - Annex to Cuttock Clough House, Mill Lane, Waddington

We write in objection to the planning application at the Annex at Cuttock Clough House (LPA ref 3/2023/0339).

The Annex lies [REDACTED] and the application boundary [REDACTED]

As owners of [REDACTED] strong objections to the application in respect of:

- the principle of the proposed change of use to a 'commercial use' in this residential location
- the form and detail of the proposal in respect of layout and access arrangements, the increase in the scale of the building and the intensification of its use via inclusion of additional bedroom and living space
- we also question whether it can lawfully be delivered (in light of access and existing use restrictions)
- the significant harm to [REDACTED] and the enjoyment of [REDACTED] along with clear security and privacy issues to our living environment that would result from the use and its location and site arrangements
- technical objections including whether the access is fit for vehicle use or can be delivered as proposed, as well as flood risk, drainage and servicing implications
- unsustainable location and lack of facilities and public transport accessibility in the area resulting in the generation of significant trips by private car; and
- resultant conflict with relevant planning policies of RV Core Strategy relevant to the above points

We set out below these objections and would kindly ask that they are fully considered and the application be refused.

Principle and Planning History

Initially it is relevant to provide information and context on the Annex.

The Annex building [REDACTED]
[REDACTED]

[REDACTED] It was also envisaged that there could be a [REDACTED]

[REDACTED] in time. We had thought [REDACTED]

As part of the planning permission for the Annex there was a requirement to provide a physical link and internal walkway between CCH and the Annex and to limit the scale of the building and accommodation (e.g. number of bedrooms in the building and garaging) so that its purpose was directly linked to and ancillary to CCH in line with planning policies of the area and the AONB setting.

The Annex building was also restricted via planning condition to planning permissions 3/07/1039 and 3/2008/0825 to a granny annex and only to be occupied as an extended family unit in conjunction with CCH and not be to used as a separate unit.

The reason for this condition clearly states that the division of the dwelling to separately occupied units could be injurious to the amenities of the neighbouring occupiers (i.e. residents of CCH).

The applicants in occasional visits to the Annex have however undertaken works to the building that go against the permitted plans and the planning condition context.

This includes – removal of the physical link between the dwelling and the annex and the removal of certain external materials, the internal layout is understood to have been altered [REDACTED]

[REDACTED] and in December 2019 the applicants tried to rent out the building to a stranger [REDACTED] in breach of the occupancy condition. This resulted in RVBC Planning Enforcement Officers corresponding with the applicants to cease the unauthorised use.

[REDACTED] appearance of the Annex building has become diluted from the originally approved position [REDACTED]

[REDACTED] and this will need to continue. There remains therefore a **need for the annex to be family accommodation ancillary to the main dwelling**. (There is not sufficient accommodation within CCH to provide the additional space and degree of independent living [REDACTED])

Change of Use to Holiday Let

As well as the Annex still being required for family accommodation purposes, we also consider the change of use proposed does not accord with criteria of Policy DMB3 of the RV Core Strategy (CS) for tourism uses (contrary to what is contended in the Planning Statement and application submission) as:

1. it conflicts with other policies of this plan – conflict with amenity and technical policies of the CS is set out below
2. it is not physically related to an existing main settlement or village or to an existing group of buildings nor linked to a countryside attraction – CCH site is isolated and not within a cluster of existing buildings. Whilst we are aware that other buildings have been considered/converted for holiday lets along Mill Lane, those units are within more established groups of buildings and cannot therefore be used as basis for favourably considering this annex for such a use

3. the development would undermine the residential character, quality and visual amenities of the site and the immediate area by virtue of its scale, siting, design and the intensification to a commercial use

4. the proposal would not be well related to the existing highway network being located c1km down a private unmade lane. It would also generate significant additional traffic movements on [REDACTED] of a scale and type that would cause undue problems and disturbance [REDACTED] and to the operation of the lane and surrounding highway network.

Below is set out the large number of significant amenity and technical issues that would result if the Annex was to be considered for use as a separate 'commercial business use' in conflict with the approved position as an ancillary residential use.

Further if this application is approved, the original planning condition linking the annex to the dwelling still remains and any use would be in breach of the condition. The building could not therefore be used as a holiday let.

It is also considered that by a change of use proposal, the Annex site and use would become independent of the dwelling and residential use of CCH and this would surely result in the creation of a separate planning unit. That would be in direct conflict with the basis for the Annex permission and its requirement to stay ancillary to the dwelling given the residential, open countryside and AONB setting.

As the proposed access to the holiday let use is [REDACTED] the Annex and its garden area is effectively land-locked and does not have a direct land ownership right for a 'commercial use' to be accessible by foot or via vehicle from a highway. As a result, whether a separate planning unit can be created that has no legal owned access potential is questioned.

We also have concerns that the holiday let proposal is not the intended purpose for the Annex building and could be a likely first step to seek a separate residential use and permission for a new dwelling that would also be contrary to current planning context and policy for the area.

We also contend that a new standalone holiday let on the land would not meet the requirements of relevant planning policies for tourism and commercial use or siting, layout and amenity considerations. The fact the physical building exists should not therefore override the assessment of the clear policy and amenity issues to the proposal.

Siting and Layout of the Proposal

We are deeply concerned that the siting and layout of the proposal is [REDACTED]

The annex building is located [REDACTED]

The submitted site plans do not annotate [REDACTED] It could therefore be misinterpreted that [REDACTED]

The assigned ownership boundary runs directly between the Annex and [REDACTED] building indicated for the potential use of strangers visiting the holiday let. [REDACTED] that provides [REDACTED] There is no indication of a formal boundary

treatment to be provided along this boundary or between the buildings for privacy or to prevent strangers [REDACTED]

[REDACTED] not clearly marked up on the submitted plans.

The Annex is effectively landlocked with sole access shown [REDACTED]
[REDACTED] A commercial use of the Annex does not have any access rights [REDACTED] therefore cannot be delivered.

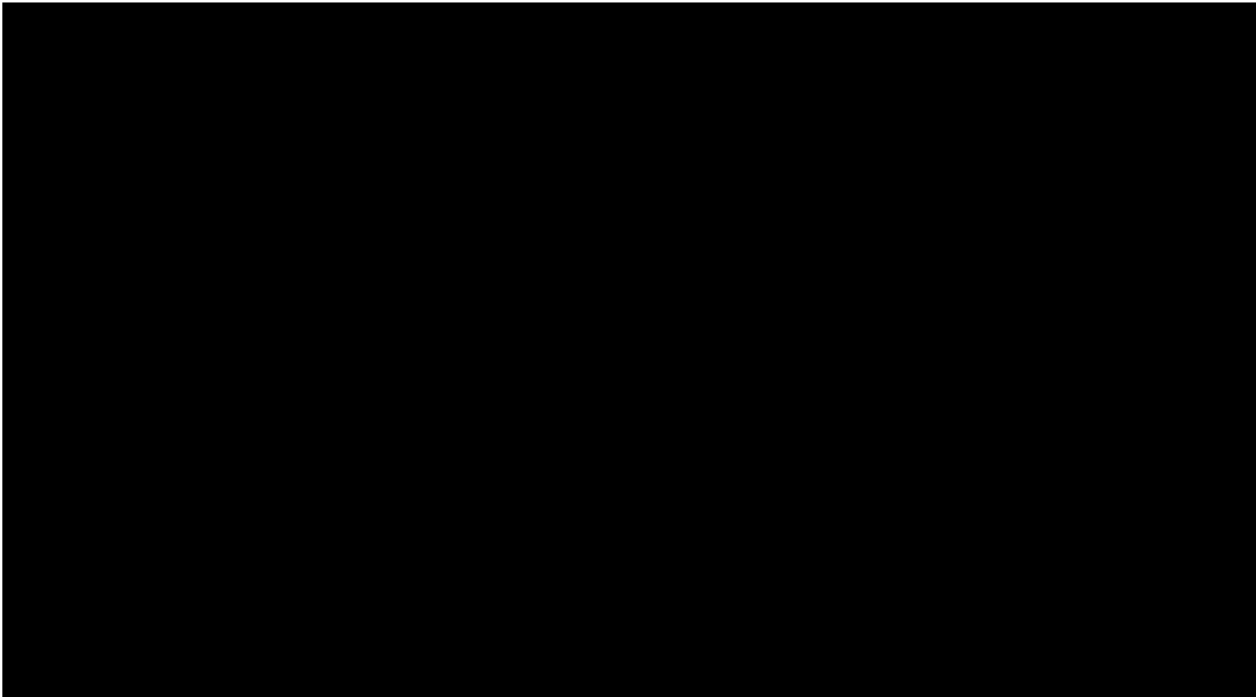
It seems it is then proposed to create a new access route across the direct frontage of the Annex building, right in front of bedroom 3 windows and the main front door access into the Annex, to a newly created parking area to the west of the building. We question whether there is sufficient land width to create a vehicular access across the front of the Annex. We also question whether there is sufficient space to manoeuvre vehicles from the hatched area [REDACTED] that frontage access strip without [REDACTED]

There is also a change in levels [REDACTED] to the proposed frontage access strip therefore we would question how the access is to be created without undermining the Annex foundations, how visitors would step up into the Annex front door (as any steps would conflict with the access route for vehicles), and whether existing/ proposed drainage requirements in this area would be affected by the change in levels required.

We also question whether strangers would be aware of the access route and requirement to pass by the building to access the proposed parking area (that would be hidden by the Annex) and instead [REDACTED] or on the narrow Mill Lane, all of which could create issues. Any requirement for signage to direct visitors would be [REDACTED] and be unnecessary clutter and visually harming and incongruous [REDACTED]

Photographs of the area to the front of the Annex and the potential access point [REDACTED] are provided in the Photograph Appendix.

The proposed access arrangement would also effectively [REDACTED]
[REDACTED] particularly if any fencing was to be proposed along its length from the lane to the front of the Annex. [REDACTED]
(NB. any fence proposal [REDACTED] therefore not deliverable by the applicant).



We consider the siting and proposed layout of the proposal for a 'commercial use'

both traffic and vehicles manoeuvring and strangers accessing

Further Impacts on Residential Amenity

A holiday cottage use for all year round use would form a material change to a 'commercial use' and a significant intensification of activity

The proposal includes increasing the number of bedrooms and living space in the building and to increase the provision from 1 to 2 cars. This would therefore allow for 6+ people to visit the building, a material uplift from the that the building could likely have accommodated previously.

The proposals would impact via the following:

- impact on amenity and privacy – from strangers accessing the holiday property at any time of the day and night

- impact on as strangers would access the Annex at any time of the day and night and as no fencing is indicated or possible in places without

[REDACTED]

[REDACTED]

Instances of rural crime is increasing, and it would be a constant worry to us over who would be accessing [REDACTED]

- Impact from noise and disturbance – [REDACTED]

[REDACTED]

- Impact on my access potential – [REDACTED]

[REDACTED]

In light of the above considerations, we feel that the proposal is contrary to policies of the CS that require development to protect residential amenity and the character of the setting and the AONB including via:

- Policy DMB3 – specifically the criteria ‘conflict with other policies of the plan’ and undermining the character of the site and residential setting by virtue of scale and siting
- Policy DS2 – it will result in adverse impacts that significantly and demonstrably outweigh any benefits (we do not consider benefits arise as we set out below) and there is also conflict with specific policies in the National Planning Policy Framework that seek to protect residential amenity
- Policy DMG3 -it will conflict with a significant number of the criteria of this policy in a number of topic areas including:
 - Design
 - 1. It will not result in a high standard of building design which considers the building in context
 - 2. It is not sympathetic to the existing land uses at the site in terms of size, intensity and nature as well as scale, massing, features and building materials.
 - 3. It does not appropriately consider the density, layout and relationship between buildings, which is of major importance. The criteria requires particular emphasis and assessment of the relationship to surroundings as well as the **effects of development on existing amenities.**
 - Access
 - 1. It does not provide for appropriate traffic and car parking
 - 2. It does not ensure safe access is provided to accommodate the scale and type of traffic

- 3. It does not consider the protection and enhancement of public rights of way and access
- **Amenity**
 - **1. It will adversely affect the amenities of the surrounding area.**
 - **2. It won't provide adequate privacy distances.**
 - **3. It doesn't have regard to public safety and secured by design principles.**

The physical building that exists here was granted permission only due to the fact its use would be ancillary to the main dwelling; to propose any standalone use of the building is impossible without severely impacting [REDACTED]

Given this significant conflict with all relevant policies, the proposal should be rejected.

Technical Considerations

We have referenced above that the proposal will likely increase the number of occupants the building can accommodate and therefore the number of cars and traffic movements that would occur beyond a family use [REDACTED]

We are also concerned the use and greater intensity of use would increase the need for and use of services which we do not consider could be catered for; insufficient information is provided in the application details to enable an informed decision to be taken.

This includes:

- Traffic – as above, the holiday let use could result in significant additional traffic movements via the unmade lane, [REDACTED] For example [REDACTED]
[REDACTED]
- Foul drainage – the application form states foul sewage will be via a package treatment plant – no details have been provided of this. At present the Annex is served by [REDACTED]
[REDACTED]
- Surface water drainage and flooding - in addition to the above, it is to be clarified how surface drainage from around the site would be dealt with. The proposal will result in significantly more hardstanding around the site which will likely increase runoff levels at times of rainfall events. As demonstrated in the photographs, the application site currently has significant drainage issues and rainwater often flows off the sloping frontage area towards the access lane and stream along it causing flooding and severe damage to the condition and surface of the lane (which is not owned or maintained by the applicant). The potential of the proposal to increase flood risk is contrary to policy DME6 of the CS and considerations of the NPPF.
- Refuse collection - there is no waste collection to the properties along this section of Mill Lane due to the weak bridge on the lane. How would waste be removed from the site by holiday visitors to ensure it isn't left on site with potential health and safety and odour issues

Plans for storage and collection of waste should be requested from the applicant/their agent.

Other Considerations

The Annex is in a highly rural and inaccessible location significantly away from towns and villages and any local facilities, shops, services or tourist destinations and is not accessible to such facilities by public transport or walking. The lane is an unmade and unadopted lane with a weak bridge. We therefore consider it an unsustainable location for a holiday let that could be occupied all year round and generate significant traffic movements each week as visitors leave and return to the building from day trips etc. This is contrary to policies DMI2, DMG3 and DMB3 of the CS for accessibility by other means to the car.

The Planning Statement has outlined that the proposal will result in benefit to the local economy and tourism potential.

The contribution from one holiday cottage is considered of very limited merit to the local economy and we consider it is wholly outweighed by the wide ranging and significant amenity, technical and accessibility issues that are raised by the proposal. There are much more appropriate locations for a holiday cottage. The only benefit would be to the applicant and this should not be a factor of any weight in the consideration of the application. Further, no information on a specific holiday accommodation need or any business case for such a facility in the location is provided in the application information.

We are aware that a number of holiday cottage proposals in unsustainable and isolated locations have been refused planning permission recently (e.g. Balderstone – ref 3/2022/0842) and where conflict with criteria of policies DMB3 and amenity policies occurred, the support from the tourism policy was considered disengaged (e.g. Whalley – ref 3/2022/1011)

We consider there are similar constraining amenity, technical and policy issues that should also be applied in this instance.

therefore consider this application should be refused planning permission.

Should you require any further information or clarifications on this representation, please contact me.

Yours sincerely

[REDACTED]

31/05 /2023

FAO Ben Taylor
Ref 3/2023/0339.

Dear Mr Taylor,

[REDACTED]
to I have the following concerns over the planning change to a holiday let as follows :-

Ref 3/20071039 and 3/2008/0825

Applications state that the granny annexe is only to be occupied as an extended family unit which is attached to the main property and not to be used as a separate dwelling

The access to the granny annexe [REDACTED]
to use, [REDACTED]

There is no no given consent for any third party or vehicular parking to [REDACTED]
[REDACTED]

The current application seeks to overturn these

[REDACTED] as the property is still
[REDACTED] and there is a prevalence of rural crime safety and security is paramount to us

The house and granny annexe were attached as stated in planning conditions but [REDACTED] has removed the curtilage but not had sought permission from yourselves. This was undertaken in February this year before the change of use planning application was submitted as a detached unit again contravening council conditions.

The planning statement submitted (3.2) states that access to holiday cottage is through existing access of house as stated previously. This is not so NO given access is available to anyone but family and invited people.

(5.14) states a safe means of access already exists and there will be no intensification of use compared to the existing lawful use this is not so. [REDACTED]

[REDACTED] Any extra
unexpected /uninvited traffic could be very hazardous and dangerous.

Ribble valley core strategy policy DMG1 General consideration

Access This application does not meet this criteria that I have stated above

Another worrying point is the refuse. There is no collection from property. [REDACTED] refuse has to be taken to a collection point 500 metres away to a [REDACTED]

[REDACTED] As owners of granny annexe live in [REDACTED] it begs the question as to how it will be maintained and managed re water, electricity, sewerage and emergencies.

Septic tank.

I note that there is provision for a new package treatment plant the concern is where it will be placed ? It could impact [REDACTED] and surrounding water courses. The granny annexe is on spring water and there are now problems in summer with a low water supply and pressure issues [REDACTED]

Privacy

People on holiday want to enjoy themselves which could include loud noise vehicles and taxis late at night etc..

This whole application takes in no consideration [REDACTED] which could be very stressful and [REDACTED]
[REDACTED]

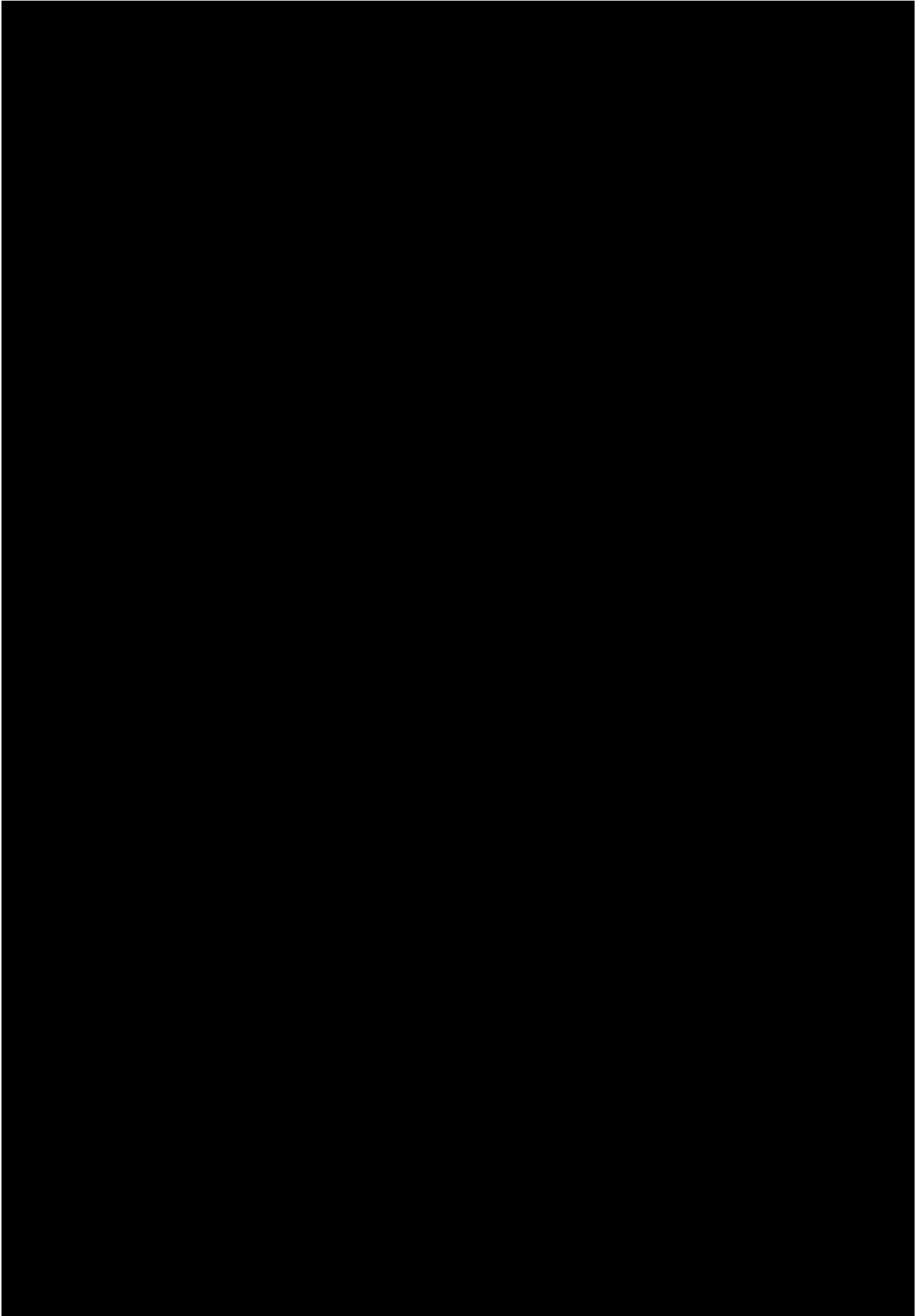
Importantly the granny annexe is still needed as it would be beneficial

the original plan was

when the buildings and land

Yours sincerely

Attn. B Taylor



10.06.23

F.A.O
Mr. Ben Taylor
RVBC

Application no: 3/2023/0339

Annexe at Cuttock Clough House
Waddington

My concerns over the application are safety, privacy and nuisance.

1. Safety

My biggest concern is the safety of the family and users of the main house, there is no current access to annexe as suggested in drawings and the applicants intend on putting a "roadway" through the driveway, splitting the main house from the garden, with no consideration for the users of main household. To me this is dangerous particularly with increased use of vehicles potentially using the new road access, especially where small children are concerned.

2. Privacy

As the living room and front door directly looks onto the main lawn of the main house, it would be an invasion of privacy should the application be approved, especially as the annexe guests would be strangers and the lawn is frequently used

3. Nuisance

The potential nuisance is also a concern, by guests, the increased vehicular disturbance potentially taxis late at night who won't know where they are supposed to be going/parking. With the lack of boundary fencing the guests of the annexe will inevitably

Please consider these points when making your decision.

Kind regards