

Scott House, Green Moor Lane, Preston PR3 2YR

Supporting statement for a proposed replacement stable block



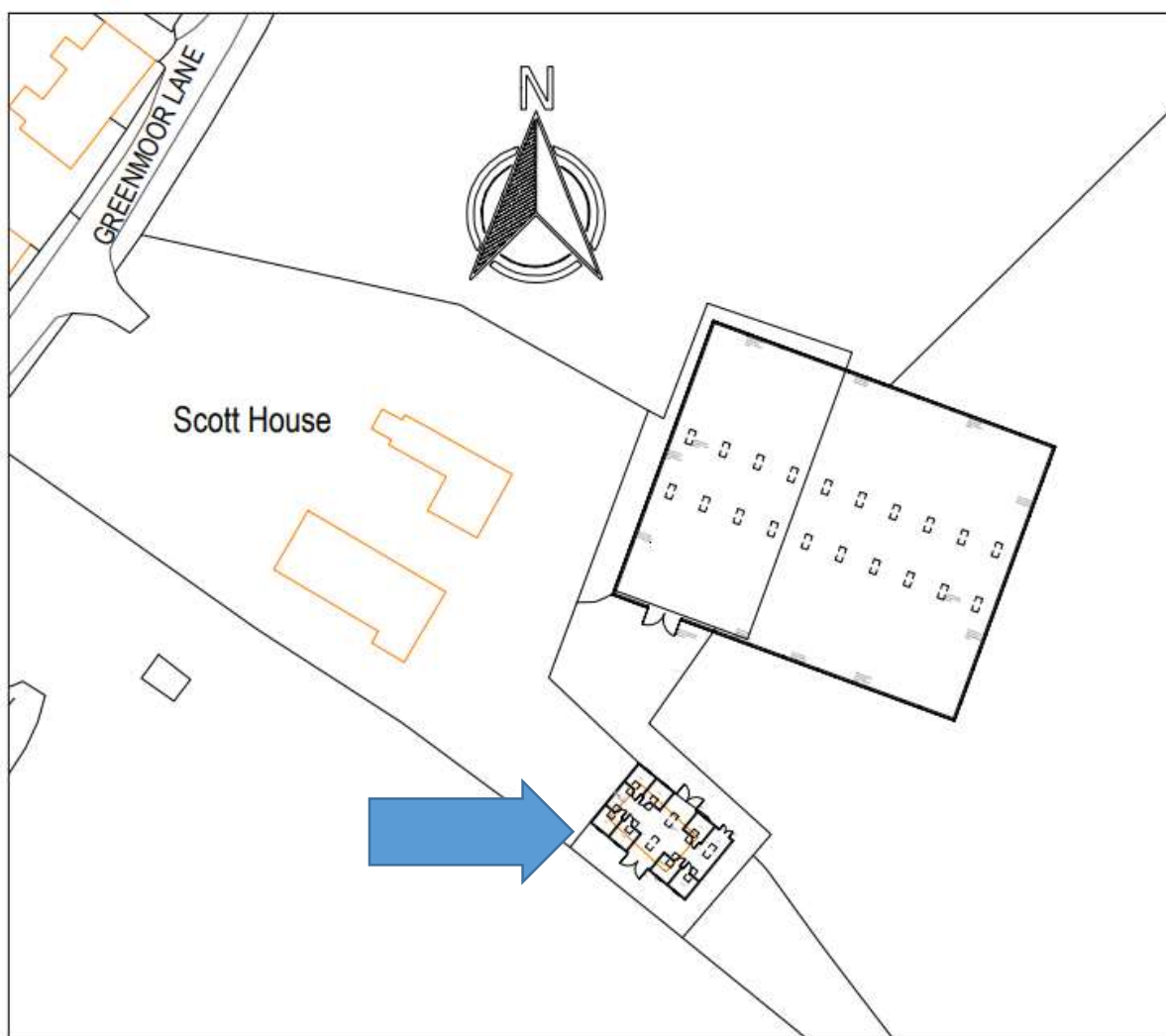
Site and Surroundings

The application site relates to a detached property situated in open countryside and located about three kilometres to the east of Longridge. The dwelling is set within its own curtilage behind a gated entrance approximately 50 metres from the nearest residential property, with the surrounding area characterised by sporadic forms of rural development. To the rear of the property is an existing stable block and a menage with agricultural land located further to the east. The site is bound with a row of trees along the northern boundary. Agricultural land is also located to the north and south of the site.

Proposed Development.

The proposed development comprises a new stable block to replace the existing stable block located to the rear of the dwelling. The stable block would comprise seven stables and a storage area. The building would consist of a pitched roof structure and would be slightly larger than the existing building.

The proposed development would be for private use only and no commercial activities would be carried out on the site. The applicant would accept a condition to reflect the proposed use. The plan below shows the site layout plan.



Proposed Site Plan

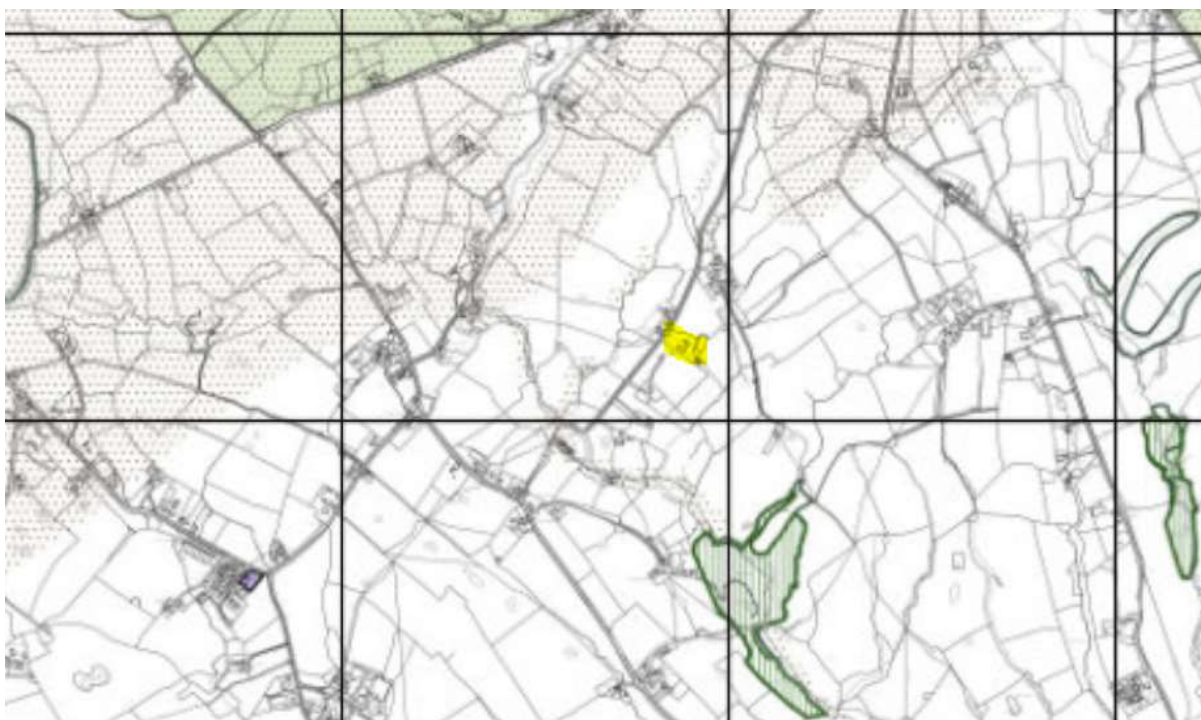
Planning History

In 2003 the Council approved a change of use of part of an agricultural field to form a menage for private use (Reference:3/2003/0482). The application was approved 16th July 2003.

In 2022 the Council approved a single storey side extension to the host dwelling to form a granny annexe. The approval was subject to a condition to ensure the annexe was ancillary to the main dwelling.

Local Plan Policy

The development plan for the area is the Ribble Valley Core Strategy. The Core Strategy is the central document to the Local Development Framework as it establishes the vision, underlying objectives and key principles that will guide the development of the area. The site is located in open countryside as identified in the proposals map, which is shown below.



The relevant policies in the Core Strategy are as follows:

- Policy EN2 Landscape which states as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- Policy DMG1 – General Considerations. The relevant part of the policy states that in determining planning applications, all development must:
 1. Be of a high standard of building design.
 2. 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.
 3. 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.
 4. Not adversely affect the amenities of the surrounding area.

Planning Assessment

The proposed replacement stable block will be positioned in the same location as the existing outbuilding. The replacement building represents a modest enlargement compared to the existing building. It will be located close to the southern boundary of the site.

On the approach to the site from the south along Green Moor Lane, the mature roadside hedge will filter views of the building. Furthermore, there is a row of trees running parallel with the road in the field located to the south of the site. This will further prevent any views of the proposed development. Views of the building will be achieved when close to the entrance to the site, however the building will be set back from the road and the hedge along the southern boundary of the site will conceal the lower part of the building. The photograph

below (photograph 1) shows the limited visibility of the existing building and therefore it is considered the proposal would not be harmful to the rural landscape.



Photograph 1

The proposal is considered to be in keeping with the character of the rural landscape as the external appearance and design of the structure will create a vernacular style similar to other agricultural buildings. The proposed development is therefore considered to accord with Policies EN2 and DMG1 of the Council Core Strategy and accordingly the Council is requested to approve the application.