

Proposed change of use and conversion of outbuilding to a dwellinghouse (Class C3) with addition of a front porch

Rock House, Church Street, Clitheroe

Planning Statement

Mr and Mrs Bailey

November 2023

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1 Introduction

- 1.1 This Planning Statement has been prepared by Smith & Love Planning Consultants Ltd on behalf of Mr and Mrs Bailey in support of their planning application for change of use and conversion of the outbuilding to the rear of their property at Rock House, Church Street, Clitheroe to a private dwellinghouse (Class C3) and with the addition of a front porch.
- 1.2 The Statement sets out the background and context to the application; provides a description of the site and surroundings; explains the proposed development; and, summarises the relevant policies of the statutory development plan and other policy documents. It then assesses the merit of the planning application against the identified policies, national policy in the National Planning Policy Framework and all other material considerations.
- 1.3 It demonstrates that the proposed change of use and conversion is in accordance with the relevant spatial development, housing, heritage and general technical and development management policies of the adopted Ribble Valley Local Plan, and Government policy aimed at boosting the supply and delivery of new housing and widening housing choice in sustainable locations.
- 1.4 Consequently, having regard to the development plan and all relevant material considerations, there is a clear and compelling case for planning permission to be granted in accordance with the presumption in favour of sustainable development at Paragraph 11c of the National Planning Policy Framework.

Supporting information

- 1.5 This Statement should be read in conjunction with the following supporting plans and documents submitted with the application:

- Location plan BS1235_01
- Block plan BS1235_02
- Existing floor plans BS1235_03
- Existing elevations BS1235_04
- Existing sections BS1235_05
- Proposed floor plans BS1235_06
- Proposed elevations BS1235_07
- Proposed sections BS1235_08

- Application form
- Design and access statement
- Planning statement
- Heritage statement
- Preliminary bat roost assessment

2 Site and surroundings

2.1 Rock House is a Grade II listed building fronting onto Church Street, Clitheroe. Its rear garden forms a terrace supported by a high retaining wall at its eastern end. The outbuilding is constructed at the base of the retaining wall and against its face, and is thought to have been built in the early 19th to take advantage of the creation of York Street in 1826¹ and provide rear access to Rock House (see historic map extract on next page). It faces onto a yard behind the rear gardens of houses on the western side of York Street and is accessed through the passageway between nos. 15 and 17 which is a vehicular and pedestrian private right of way.

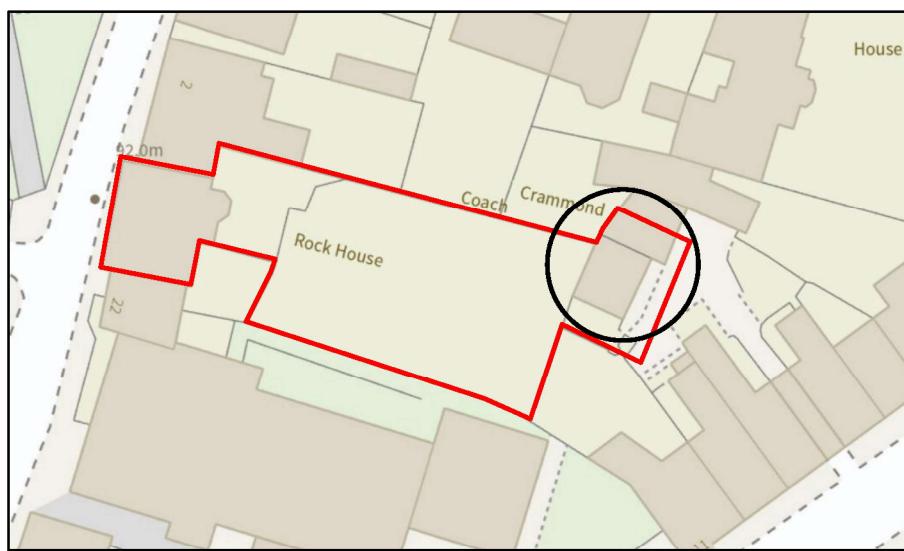


Figure 1: The outbuilding (black circle) within the curtilage of Rock House

2.2 The outbuilding is two stories and has the domestic appearance of a small cottage, including a chimney stack, fireplaces and wood burning stove, and benefits from mains water, electricity, lighting, heating and drainage. It is historically known as Ivy Cottage and may have been servant's living accommodation and/or a 'coachman's house' for Rock House (or one of the York Street properties). It adjoins a similar building known as 'Crammond Coach House' which is also thought to have been stable / groom's accommodation and was converted into a private dwelling around 1991.²

2.3 The outbuilding is a stone structure with roughcast rendered limestone rubble walls under a dual pitched roof of natural slate with a central chimney. The windows are timber sliding sashes with natural stone surrounds. The ground floor has two rooms of which the largest is used as a single garage and fitted with an up and over door, and there is access to the adjacent single garage which occupies half of the lean-to structure built against the retaining wall and between the outbuilding and Crammond Coach House. The first floor is (now) a single room with forward facing windows and rear rooflights. There is an entrance door to the rear garden of Rock House which is level with the first floor of the outbuilding.

¹ Clitheroe Conservation Area Appraisal, RVBC, 2005

² Planning permissions 3/1989/0929 and 3/1991/0434 and listed building consent 3/1990/0094

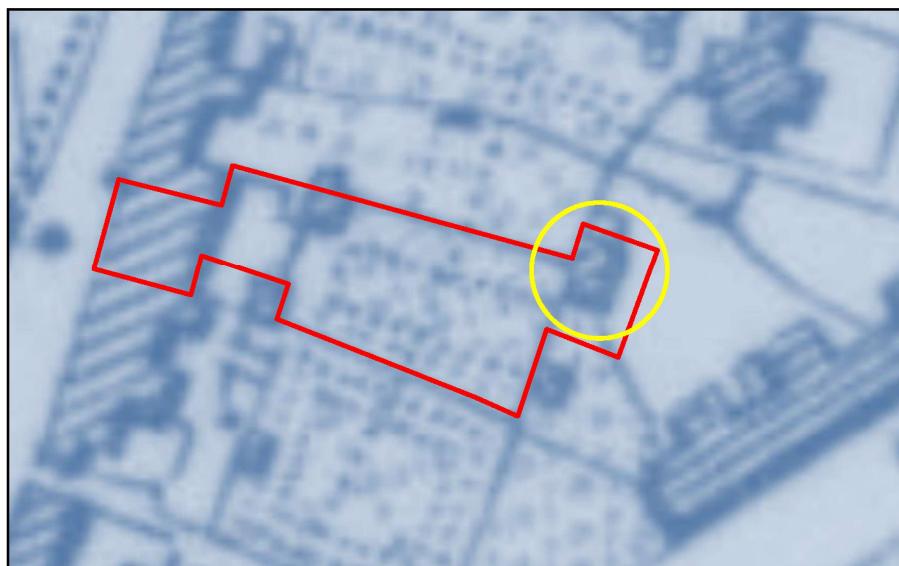


Figure 2: Extract from the 1844 Ordnance Survey Plan (www.maps.nls.uk)

2.4 The outbuilding and lean-to are currently used by the applicants as a garden store and workshop, and for various domestic purposes and car parking incidental to their occupation of Rock House. They, and the previous owners of Rock House, have also used the outbuilding as a home office, a garden room, a reading room, a home gym, a sleepover room and social space / 'den' for [REDACTED] a hobbies room and an art studio. There is also an associated outdoor amenity area / raised patio on the southern side of the outbuilding which is accessed by steps from the courtyard behind a low wall, and a small paved area with a table and chairs used for outdoor seating.

2.5 Being within the domestic curtilage of Rock House, the outbuilding is a 'curtilage structure' for the purposes of the statutory Grade II listing, and it is within the Clitheroe Conservation Area.

Relevant planning history

2.6 There are two relevant previous applications.

Application	Proposal	Decision
3/2022/0433	Listed building consent for repairs and alterations to convert the outbuilding to a two-bedroom dwelling with new front porch addition	Refused 27 th June 2022
3/2023/0435	Certificate of lawfulness for existing use of the outbuilding within the curtilage of Rock House for purposes incidental to the enjoyment of the dwellinghouse	Granted 18 th July 2023

2.7 As the outbuilding is a 'curtilage listed' building, application 3/2022/0433 was made to obtain Listed Building Consent for the internal and external works necessary to renovate and convert it into a two-bedroom private dwelling. The applicants considered that the outbuilding could lawfully revert to use as a dwellinghouse and so a change of use was not applied for.

- 2.8 The local planning authority did not consider the merits of the application solely as one made for listed building consent and, instead, applied considerations material to an application for change of use planning permission and determined it on that basis.
- 2.9 Accordingly, the single reason listed in the decision notice for refusing listed building consent does not relate to heritage matters and instead cites the residential amenity of neighbouring properties as follows:
 - *The proposal, by virtue of the orientation, configuration and proximity of habitable rooms windows to existing residential receptors, would be of significant detriment to the residential amenities of existing neighbouring occupiers by virtue of the resultant direct overlooking of private amenity spaces and habitable rooms, resulting in a compromised sense of privacy for the occupiers of the affected dwellings. As such the proposal is considered to be in direct conflict with the aims and of objectives of Policy DMG1 of the Ribble Valley Core Strategy.*
- 2.10 On the basis that no reason for refusal was given which relates to the design and details of the proposed physical works necessary to renovate and convert the outbuilding to a two-bedroom dwellinghouse, it is assumed that the merits of the application were acceptable in terms of the effect upon the fabric and significance of the outbuilding as a 'curtilage-listed' building within the setting of Rock House (Grade II) and the Clitheroe Conservation Area.
- 2.11 Following the refusal of 3/2022/0433, application 3/2023/0435 was made to determine the lawful use of the outbuilding and obtain a certificate of lawfulness to that effect. The application was made on the basis that the outbuilding is located within the residential curtilage of Rock House and had been used for various purposes incidental to the occupation and enjoyment of Rock House for more than ten years, with floor plans showing ground and first floor accommodation and a garage. The local planning authority agreed and issued a certificate and approved plan on the basis that:
 - *The evidence submitted to the Local Planning Authority is sufficient to confirm that on the balance of probability, the use of the building described as 'incidental to the enjoyment of the dwellinghouse' [Rock House] is lawful.*

3 Proposed development

- 3.1 The proposed development is to convert and change the use of the outbuilding and attached lean-to into a two-bedroom private dwellinghouse. The conversion is principally the same as that proposed in the listed building consent application 3/2022/0433 however this application has been amended and incorporates additional mitigation measures to protect the amenities of neighbouring residents and occupiers at nos. 13 to 19 York Street, and thereby overcome the previous reason for refusal.
- 3.2 At ground floor level, the garage door openings will be infilled and replaced with new timber windows to match those existing, and a new entrance door will be created with an open-sided oak porch. The entrance door will open into a hall with a staircase to the first floor along the rear wall, and the single garage spaces will be converted into two bedrooms and a bathroom. The first floor is retained as an open-plan space, with exposed roof trusses and rafters, which will accommodate a combined kitchen, dining and lounge / living area. The left hand first floor window will be infilled on the inside only, to create a dummy window and maintain the external appearance of the building, and a new, alternative, opening will be formed in the south facing gable and fitted with a timber window. The first-floor rear entrance to the garden of Rock House will be part glazed to provide light and retained as an emergency exit.
- 3.3 Externally it is proposed to remove the roughcast render and expose the natural stone walls, and to repair the roof and replace rainwater gutters and downpipes in cast iron. The lean-to roof will be replaced with standing-seam zinc and two rooflights will be added.
- 3.4 A separate (amended re-submission) application has also been made for associated listed building consent.

4 Planning policy

4.1 Relevant policy is provided in the statutory development plan for Ribble Valley and in the national planning policy framework which is an important material consideration.

Development Plan

4.2 For the purposes of the application, this comprises the Ribble Valley Local Plan Core Strategy DPD (adopted December 2014) covering the period 2008 to 2028. The outbuilding is located in the urban area of Clitheroe and the relevant policies in this context are:

- Key Statement DS1 Development Strategy - Clitheroe is a Principal Settlement where new housing will be concentrated and where new development is supported in principle
- Policy DMG2 Strategic Considerations - development proposals should accord with the development strategy and support the spatial vision for Ribble Valley. Development in Clitheroe should 'consolidate', 'expand' or 'round-off' the urban area.

4.3 Other relevant policies are;

- Key Statement DS2 Sustainable Development
- Key Statement DMI2 Transport Considerations
- Key Statement EN5 Heritage Assets
- Key Statement H1 Housing Provision
- Policy DMG1 General Considerations
- Policy DMG3 Transport and Mobility
- Policy DME2 Landscape and Townscape Protection

National Planning Policy Framework 2023

4.4 This sets out the Government's planning policies for England and how they should be applied. Relevant sections of the NPPF include;

Paragraph 7 The purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 11 The presumption in favour of sustainable development is the heart of the Framework. It means c) approving development that accords with an up-to-date development plan, or d) granting permission if relevant policies are absent or out-of-date unless i) Framework policies that protect areas or assets of particular importance are a clear reason for refusing development, or ii) any adverse impacts will significantly and demonstrably outweigh the benefits, when assessed against Framework policies as a whole.

Paragraph 60 A key objective of the Framework is to significantly boost the supply of homes by ensuring a sufficient amount and variety of land can come forward where it is needed;

Paragraph 74 To maintain the supply and delivery of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old;

Paragraph 111 Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe;

Paragraph 119 Planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions;

Paragraph 180 When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Paragraph 199 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Clitheroe Conservation Area Appraisal 2005

4.5 This identifies and analyses the features which give the conservation area its special architectural and historic interest as a designated heritage asset, and its purpose is to provide a firm basis on which planning and listed building consent applications for development in the conservation area can be assessed. It does not expressly refer to Rock House (or 24 Church Street) and the outbuilding.

5 Planning assessment

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole, and states that 'if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Section 39 of this Act also requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements are embodied in the NPPF 2023 which is a principal material consideration and should be given substantial weight.

5.2 On this basis, the main issues to be considered in determining this planning application are;

- The principle of development
- Heritage considerations
- Effect on local character and appearance
- Effect on residential amenity
- Biodiversity
- Accessibility and car parking
- Utilities and infrastructure

5.3 These matters are considered below and after which the overall planning balance is drawn.

The principle of development

5.4 As the application site is located within the built-up area and settlement boundary of Clitheroe, which is a Principal Settlement, the proposed change of use and conversion of the outbuilding to create a new dwelling is in accordance with the Core Strategy DPD. In addition, housing monitoring shows that single dwelling windfall development of the type proposed, by change of use and conversion, is a longstanding component of the housing supply in Clitheroe, and Ribble Valley as a whole, and will therefore help the Borough to meet its planned housing requirement as a minimum in the plan period to 2028.

5.5 The proposed development is therefore in full accordance with Key Statements DS1 and H1 and Policy DMG2 of the adopted Ribble Valley Local Plan and the associated objectives of the NPPF which advocate making effective use of land and boosting the supply and delivery of new housing. The planning application is therefore acceptable in principle.

Heritage considerations

5.6 The proposed change of use and conversion will have a positive effect on the heritage value of the outbuilding and its historical significance. It will restore the external appearance by removing modern and unsympathetic alterations, and it will restore the original residential use from the time when the outbuilding was built as domestic servant's accommodation and/or a coachman's house associated with Rock House.

- 5.7 The change of use and conversion works requiring planning permission, will not have any effect upon the setting of Rock House as a Grade II listed building designated heritage asset, nor the character and appearance of the Clitheroe conservation area, also a designated heritage asset, which will be improved and enhanced.
- 5.8 On this basis, there will be no harm to designated heritage assets to be weighed against the benefits of development for the purposes of paragraphs 201 and 202 of the NPPF 2023, and paragraph 203 when considering the setting (significance) of adjacent non-listed buildings within the conservation area as non-designated heritage assets. Instead, the heritage effect of the proposed change of use and conversion is wholly positive, and will return the building to its original function and optimum viable use, and its restored traditional appearance, and will thereby enhance and 'better reveal' its heritage significance. On this basis, the development accords with Key Statements EN5 and Policy DME5 of the adopted Ribble Valley Local Plan and paragraphs 197 and 206 of the NPPF 2023.

Effect on local character and appearance

- 5.9 The external repair and alteration work associated with the proposed conversion and change of use of the outbuilding will restore its original domestic appearance and traditional character, and will match and complement the adjoining former coach house known as Crammond Coach House which remains in use as a private dwelling. This will improve its appearance and the visual amenity of the surrounding area and the view of the building for neighbours, and the proposed new dwelling will not be out of keeping with this domestic setting and context. The proposed development therefore accords with Policies DMG1 and DME2 of the adopted Ribble Valley Local Plan and the relevant policies of the NPPF 2023.

Effect on residential amenity

- 5.10 The outbuilding has a long-established functional relationship with the rear of the adjacent properties at nos. 13 to 19 York Street by virtue of its location within, and means of access across, the shared courtyard. The local planning authority previously considered this in connection with planning application 3/2022/0433, albeit made for listed building consent, and judged that the conversion of the outbuilding to a dwellinghouse would compromise the sense of privacy for neighbouring residents and occupiers.
- 5.11 The conversion scheme proposed in this application has therefore been amended to take account of the previous concerns raised by the local planning authority and overcome the reason for refusal. This is achieved by the following measures:
 - 1) The least potential for overlooking between the proposed conversion and nos. 13 to 19 York Street occurs at ground level due to the screens, planters and structures enclosing the rear gardens and amenity areas of the York Street properties and preventing direct inter-visibility. The two proposed ground floor windows are small openings and the lower sashes will be fitted with obscured glass to prevent outward and inward views.

These windows also serve proposed bedrooms so they will be fitted with internal curtains and/or blinds to prevent inward views. These ground floor measures will mitigate the potential for mutual overlooking and any adverse loss of privacy to the occupiers of both the existing and proposed dwellings, and are considered to be acceptable and proportionate to address the concern previously raised by the local planning authority.

- 2) Whereas previously it was intended that both of the existing first floor windows would serve the open-plan kitchen, dining and living room space of the proposed dwelling, it is now proposed to block-up the left-hand window internally, whilst preserving its outward appearance, and form a new replacement opening in the southern gable of the outbuilding. This reduces the number of first floor windows facing the courtyard from two to one. The retained window will also be fitted with i) a non-opening frame and the ii) lower sash will be fitted with obscured glass to prevent unmitigated overlooking of the York Street properties. The proposed new window also faces south and away from the rear elevation and windows of no. 11 York Street. Together, these first-floor measures will mitigate the potential for overlooking and any adverse loss of privacy to the occupiers of both the existing and proposed dwellings, and are considered to be acceptable and proportionate to address the concern previously raised by the local planning authority

5.12 In addition to these proposed mitigation measures, and the improvement they offer in comparison to the previous refused conversion scheme in listed building consent application 3/2022/0433, there are two important further material considerations which must be taken into account when considering the relationship between the outbuilding and the properties at nos. 13 to 19 York Street, and the privacy of neighbouring occupiers. These are:

- 1) The degree of overlooking and potential effect on the privacy of neighbouring occupiers which can legitimately occur as a result of the outbuilding being fully utilised and occupied for its authorised lawful use. The certificate of lawfulness which was granted following application 3/2023/0435 confirms that the lawful authorised use of the outbuilding, located within the domestic curtilage of Rock House, is for a purpose or purposes incidental to the occupation and enjoyment of Rock House. The certificate is granted without qualification and limitation, and means that there is no control over the time/s of day and night, and the duration, when the outbuilding can be used for a purpose or purposes incidental to the enjoyment of Rock House, and no control, or means to mitigate or prevent, a person using the outbuilding from being able to look out of the two first floor windows towards the rear of nos. 13 to 19 York Street.

The range of potential domestic uses which can legitimately take place in the outbuilding, solely or in combination, as an alternative to the proposed dwelling include additional living accommodation and/or bedroom space for visiting friends and family (a non-self-contained annex); a garden room and social / entertaining space; a home office; a study; a hobbies room; a studio; a home gym; a games room and a family / [REDACTED] and sleep-over space for [REDACTED]

These uses can take place without the need for planning permission and could result in a degree of overlooking of the rear of nos. 13 to 19 York Street which is at least equivalent to that which could result from the proposed conversion of the outbuilding to a dwelling with one first floor window internally blocked-up and the other fitted with a non-opening window frame, and the lower halves of all windows fitted with obscured glass. This is a highly material lawful scenario and fall-back position which must be given significant weight in the planning balance to determine this revised application.

- 2) Secondly, there is also a degree of existing inter-visibility between the rear garden of Rock House and the outdoor amenity area / raised patio on the southern side of the outbuilding, and the rear gardens and windows of nos. 11 to 15 York Street. The introduction of the proposed dwelling into this context, together with the proposed mitigation measures, will not change this relationship nor make the existing inter-visibility any worse. This, again, is an important consideration in the planning balance.
- 5.13 Additionally, by converting both garages within the outbuilding and lean-to, the proposed development will also improve neighbours' amenity in terms of noise and disturbance, by removing car parking and day and night time traffic movements from the shared courtyard, as the proposed dwelling will be 'car free'.
- 5.14 And finally, insofar as the retention of the first-floor door which currently gives access to the outbuilding from the rear garden of Rock House and which will be part glazed to provide internal daylight, creates a privacy issue for future occupiers, this is easily remedied by erecting a screen or planting at the end of the rear garden and sufficiently offset from the outbuilding. The applicants are already aware of this and will take appropriate steps to protect their privacy without this needing to be detailed in the planning application.
- 5.15 In conclusion, it is clear that this revised planning application has addressed the reason for refusal of the previous proposal 3/2022/0433 and incorporates a number of mitigation measures to avoid direct overlooking of the rear windows and gardens of the neighbouring properties at nos. 11 to 19 York Street. These measures, together with the consideration of a) the fall-back position and b) the existing inter-visibility between the garden of Rock House and the first and second floor windows of the York Street properties and the overlooking of the outdoor amenity area of the outbuilding which will not change, demonstrate that the proposed development meets the requirements of Policy DMG1 of the adopted Ribble Valley Local Plan and will not result in significant detriment to the sense of privacy currently experienced by neighbouring occupiers.
- 5.16 In addition, the applicants have consulted their neighbours in connection with the amended development proposal set out in this re-submitted application, and the owners/occupiers of nos. [REDACTED] have confirmed that they have no objection to the proposed conversion. The emails and letters confirming this can be provided to the local planning authority upon request.

Biodiversity

5.17 The planning application is accompanied by a Preliminary Bat Roost assessment. Like the previous application 3/2022/0433, it concludes that there is negligible potential for the outbuilding to support roosting bats. As such, there is no requirement for mitigation to offset the impact of the development upon protected species and no conflict with Policies EN2 and DME3 of the Ribble Valley Local Plan and the relevant paragraphs of the NPPF 2023.

Accessibility and car parking

5.18 The applicant made a pre-application enquiry to Lancashire County Council local highway authority in connection with the previous application 3/2022/0433 which confirmed that there was no objection to the proposed conversion of the outbuilding to a two-bedroom dwellinghouse without car parking provision. This was repeated in the formal LCC consultation response dated 25th May 2022 in connection with 3/2022/0433. The response says:

- *Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and is of the opinion that it will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.*
- *The LHA understands, by reviewing the Design and Access Statement provided by Grovers, that the site will not provide any car parking facilities for the proposed two bed dwelling. The LHA would usually require a two-bed dwelling to provide two car parking spaces on site, to comply with the Joint Lancashire Structure Plan. However, the LHA will not object to the proposal and accept the shortfall in parking because of the site being in a sustainable location in the centre of Clitheroe. The site is only a short walking distance away from shops and local amenities and the centre of Clitheroe is well served by public transport.*

5.19 This situation is unchanged in respect of the revised planning application and, additionally, the loss of car parking for the applicants as the occupiers of Rock House, does not disadvantage them as they will utilise alternative resident-permit on-street car parking on Church Street and/or elsewhere in Clitheroe.

5.20 The application is in accordance with Policies DMI2 and DMG3 of the Ribble Valley Local Plan Core Strategy and paragraph 111 of the NPPF 2023.

Utilities and infrastructure

5.21 The outbuilding is already connected to the following services and these can be adapted, and have sufficient capacity, to serve the proposed dwellinghouse and provide water, power, heating and lighting:

- Mains water supply
- Mains electricity
- Telephone / broadband

5.22 The outbuilding is also provided with surface and foul water mains drainage and these connections will be re-used to serve the proposed dwelling. The proposed development is therefore in accordance with Policy DMG1 of the Ribble Valley Local Plan Core Strategy and the relevant policies of the NPPF 2023.

Planning balance

5.23 This planning application for change of use and conversion of the outbuilding to the rear of Rock House, Church Street, Clitheroe to a private dwellinghouse (Class C3) and with the addition of a front porch, is in accordance with the Ribble Valley Local Plan Core Strategy DPD when viewed as a whole, and its spatial development, housing, heritage and general technical and development management policies.

5.24 Material considerations fully support this assessment and do not point to a contrary view, whereby;

- 1) the proposed dwelling is in accordance with the relevant policies and objectives of the 2023 National Planning Policy Framework aimed at boosting the supply and delivery of new housing and widening housing choice; making optimum use of previously development land and buildings in sustainable locations; building sustainable and healthy local communities; minimising the need to travel; and, achieving sustainable development.
- 2) Technical and environmental matters including design and heritage considerations, non-car accessibility, biodiversity protection, infrastructure and utilities provision and protecting residential amenities have been fully considered, and the information provided in this Planning Statement and other accompanying reports, demonstrates that there are no valid technical and environmental reasons to withhold planning permission.

5.25 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the planning application to be determined in accordance with the adopted development plan unless material considerations indicate otherwise, which they do not in this case.

5.26 On that basis, and in accordance with the presumption in favour of sustainable development at paragraph 11c of the Framework, it is clear that planning permission should therefore be granted.

6 Summary and Conclusion

- 6.1 This Planning Statement has been prepared to support a planning application for change of use and conversion of the outbuilding to the rear of Rock House, Church Street, Clitheroe to a private dwellinghouse (Class C3) and with the addition of a front porch.
- 6.2 It assesses the merits of the application against the relevant policies of the development plan, the NPPF 2023 and all other relevant material considerations, and it demonstrates that the proposed development will create an innovative and well-designed dwellinghouse which addresses the refusal of application 3/2022/0433 for the previous scheme to convert the outbuilding and lean-to garage.
- 6.3 The Statement concludes that the proposed development is in accordance with relevant policies of the adopted Ribble Valley Local Plan Core Strategy DPD viewed as a whole, and Government policy aimed at boosting the supply and delivery of new housing and widening housing choice in sustainable locations.
- 6.4 Consequently, and having regard to the development plan and all relevant material considerations, there is a clear and compelling case for planning permission to be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development at paragraph 11c of the National Planning Policy Framework.

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