

16th January 2024

The Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



Our ref: LJG255
Your ref: -

By email only

Dear Sir/Madam,

ERECTION OF DETACHED GARAGE WITH HOME OFFICE ABOVE BRIDGE END COTTAGE, RIMINGTON LANE, RIMINGTON

Introduction

This Statement is prepared in support of a planning application for the erection of the detached outbuilding adjacent to Bridge End Cottage in Rimington. This revised submission is made following an earlier refusal (RVBC ref – 3/2023/0787) and seeks to address the concerns raised. A single reason for refusal was included in the earlier decision and stated:

“The proposal is in conflict with policy DMG1 and DMH5 of the Ribble Valley Core Strategy (2008-2028) in as much that the two-storey detached outbuilding with external staircase would result in the introduction of an over dominant and unsympathetic form of development that would fail to harmonise with the open character of the surrounding area by virtue of its overall scale, domestic design and prominent siting”

Accordingly, the proposals have been revised and the extent of the changes will be discussed in greater detail below.

Site and surroundings

The application site comprises a semi-detached cottage located adjacent to Rimington Lane. The surrounding area is rural in nature, characterised by undulating, open land interspersed with clusters of built form within the landscape including dwellings and farmsteads. The cottage lies only a short distance from the highway, north east of the main village settlement as shown in the aerial image below.

The proposed outbuilding is to be located immediately to the north of the dwelling, in an area currently used for parking of vehicles.

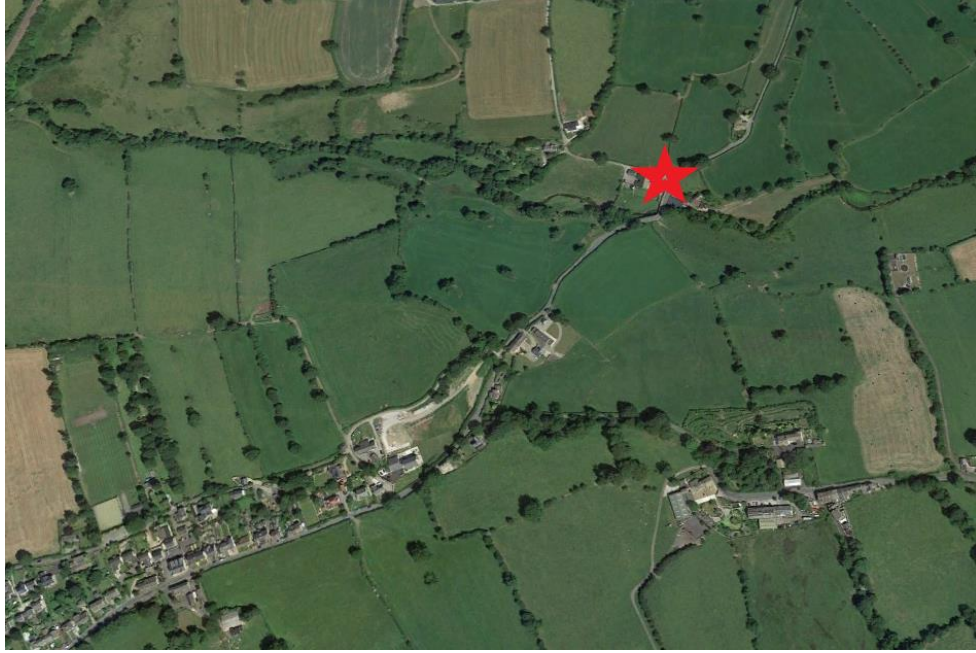


Figure 1 - site location (denoted by red star)

With regard to known constraints, there is a public right (FP0336019) of way passing through the site but this will be unaffected by the scheme. There are no listed buildings, conservation areas or heritage assets in the vicinity which might be impacted by the proposals and there no known protected trees on or adjacent to the site.

The site lies within Flood Zone 1 and is therefore at low risk in this regard. No other constraints are known that would prevent the development from coming forward as set out.

Proposals

The amended proposals still seek to erected a detached garage and home office, albeit at a reduced scale following a full assessment of the earlier decision.

The previous submission sought consent for a two storey building measuring 12.8m in width, 6.1m in depth, standing 4.8m to eaves and 6.6m to ridge level.

The revised scheme proposes a similar footprint, but the height and massing it notably reduced, now standing 4.4m to eaves and 6.1m to ridge level. The area above the third bay of the garage, adjacent to Rimington Lane, has also now been removed, making the development part single, part two storey, with the home office provided in the roof space.

The proposed vernacular is simple in nature to reflect the surrounding buildings. The external walls will be finished in natural stone and the roof in slate. Window openings will be modest in scale to match the proportions of adjacent cottages.

Owing to the topography of the immediate area, the building will be set into the landscape and effectively be seen as split level from certain vantage points.

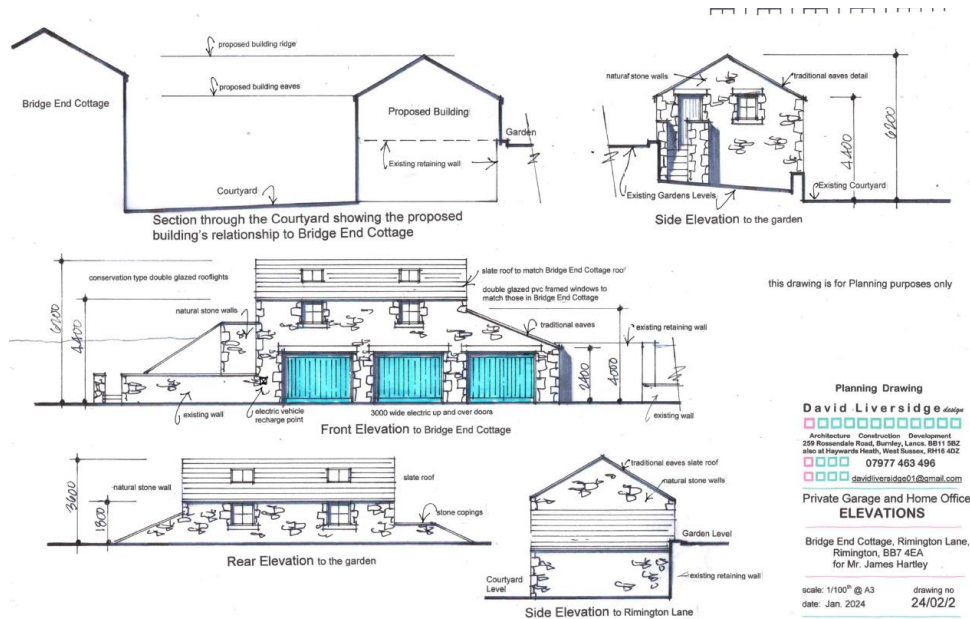


Figure 2 – proposed elevations and sections

Planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.

For the purposes of this application, the development plan comprises the Ribble Valley Core Strategy (adopted December 2014). The site lies within open countryside as shown in the policies map excerpt below.

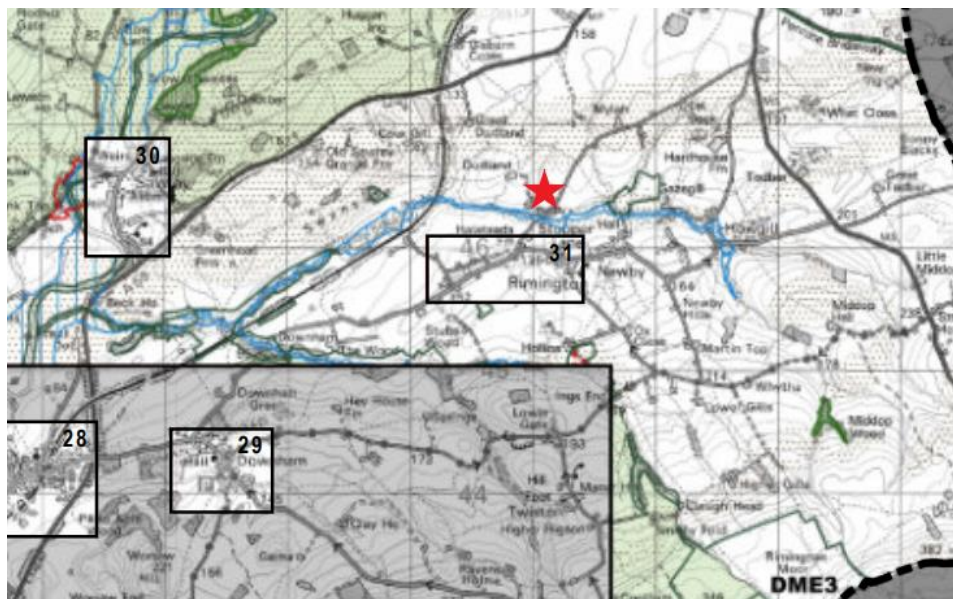


Figure 3 – HED DPD Proposals Map (site denoted by red star)

Accounting for the previous decision, the following policies of the Core Strategy are relevant to the determination of this resubmission:

- **Policy DMG1 (General Considerations)** sets out various criteria to be considered in assessing planning applications and requires new development to deliver a high standard of design, be sympathetic to existing land uses, acceptable in terms of highway safety and should not adversely affect the amenities of the area.
- **Policy DMH5 (Residential and Curtilage Extensions)** requires compliance with Policy DMG1 and requires the provision of ancillary residential development to provide a modest level of accommodation.

Appraisal

The concerns outlined in the determination of the previous application primarily related to matters of scale, design and the relationship with the host dwelling.

The case officer's report expresses concerns that the height of the outbuilding would not be dissimilar to that of the host dwelling and that the design was overly domestic, meaning that it would not appear subservient to the cottage. These comments are noted and the revisions propose reductions in both eaves and ridge height to ensure that the outbuilding would sit below the adjacent buildings. The design has also been simplified to remove the gable feature, with a more traditional pitched roof now proposed.

In addition to this a significant amount of massing from the upper floor area has been removed, with a simple lean-to now included over the final garage bay adjacent to Rimington Lane. This results in a greater level of subservience and the building sits comfortably below the adjacent cottages, as seen in the site sections shown on drawing no. 24/02/2.

It should also be taken into account that due to rising land to the north and the proximity of adjacent buildings, views of the development are largely limited. When approaching from the village, travelling north, the building would be almost entirely screened from view by the cottages, which sit immediately adjacent to the roadside edge.

When travelling in the opposite direction, the topography is such that the majority of the building is retained by the adjacent land, meaning that it only appears as a single storey structure from this vantage point.

The footpath which passes through the site offers more intimate views, the impact here would be localised and negligible. Should the development be seen from more distant public viewpoints, it would clearly be appreciated as part of the existing cluster of buildings in this location. In light of the surrounding development pattern, the reduced building would not be isolated, unduly prominent or incongruous in the landscape.

The simple vernacular and architectural style means that it is sympathetic to its surroundings and could appear as a converted barn or traditional agricultural building. The use of an appropriate palette of materials will further allow it to blend into the area.

In light of all of these factors, it is considered that the previous reasons for refusal have been fully addressed and the amended development is compliant with Policies DMG1 and DMH5 of the Core Strategy.

Residential amenity

As with the previous proposals, the development raises no issues with regard to residential amenity. In considering the original scheme, the case officer confirmed that the introduction of windows in this location would not give rise to undue privacy loss, and that there was sufficient separation to adjacent dwellings to avoid any unacceptable loss of light or overbearing impact.

As such there are no concerns with regard to the relationship with neighbours.

Highway safety

The access arrangements proposed have not been altered in this resubmission and raised no objection from Lancashire County Council Highway Engineers in considering the earlier proposals.

The proposed informative regarding the PROW is noted and the necessary requirements would be observed by the applicant, if necessary.

Accordingly there are no undue highway safety or capacity issues associated with the development.

Conclusion

This Statement has been prepared in support of a revised planning application at Bridge End Cottage, Rimington, for the erection of a detached outbuilding.

It has been demonstrated that the amended proposals are wholly compliant with the relevant, up to date policies of the Ribble Valley Core Strategy and address the previous reason for refusal. Additionally, no material considerations have been identified which would preclude the granting of planning permission.

The presumption in favour of sustainable development should therefore be applied and permission should be granted without delay, in accordance with paragraph 11 of the Framework.

Yours sincerely

Lee Greenwood
LJG Planning Consultancy