

P23_2590_L001v2_PL_MAN_KW_GL

19th February 2024

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

Submitted via the Planning Portal only

Dear Sir/Madam,

Planning & Design Cover Letter

Full planning application for stable block and paddock (Ref: PP-12804534)

Tan Yard Farm, Ribchester Road, Preston, PR3 3YA

Pegasus Group has been instructed on behalf of the Applicant, Woodhouse Bespoke Ltd, to submit a planning application for the following description of development:

"Full planning application for the erection of stable block, paddock area and associated landscaping works"

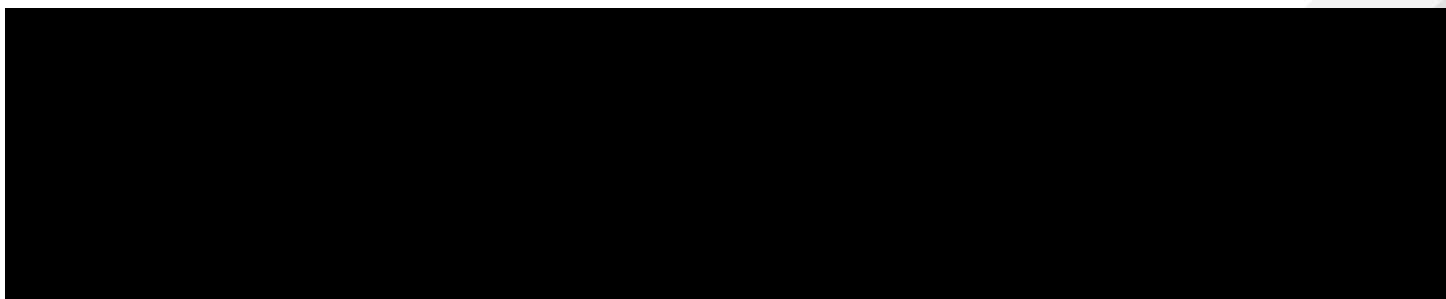
This Planning & Design cover letter is submitted alongside the following plans in support of the planning application:

- Site Location Plan (Reference: 2264-L30 Rev A);
- Existing Site Plan (Reference: 2264-S30);
- Proposed Site Plan (Reference: 2264-P30 Rev C);
- Proposed Plans (Reference: 2264-P31);
- Proposed Elevations (Reference: 2264-P32); and
- Stables 3D views (Reference: 2264-P33 Rev B).

Site & Planning History

The site comprises Tan Yard Farm, located to the south of Ribchester Road (B6245), Ribchester, Ribble Valley. The Farm is accessed via an existing access road taken from Ribchester Road. The site:

- Is not located within a Conservation Area, nor is it located within close proximity to a Listed Building.
- Is not located within the Forest of Bowland Area of Outstanding Natural Beauty.
- Is located within Flood Zone 1 (lowest probability of flood risk).

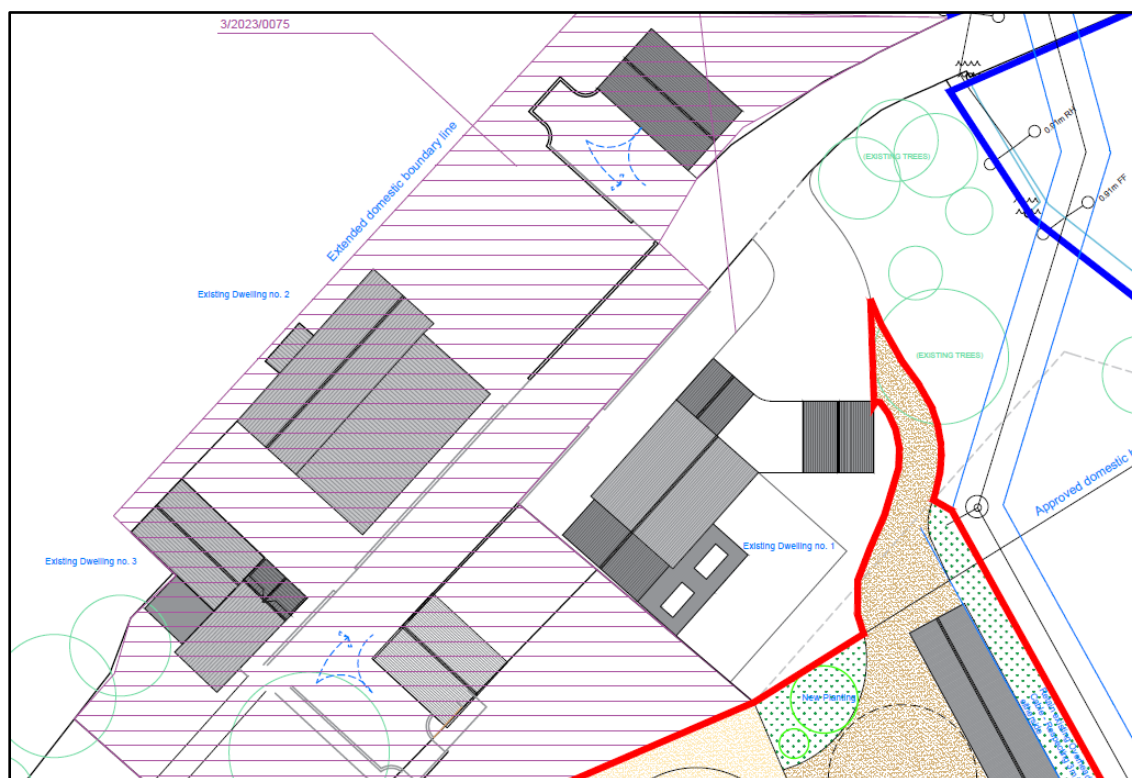


The site benefits from a number of recent planning consents, to convert existing buildings on the site to modern family housing, which the current proposals seek to complement. The planning history is summarised as follows:

- **3/2021/0771:** Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms. **Granted 20/04/22.**
- **3/2023/0074:** Proposed two-storey side and single-storey rear extensions, alterations to roof-pitch over existing lean-to, detached garage and extension to domestic curtilage. **Granted 22/09/23.**
- **3/2023/0075:** Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage. **Granted 30/11/23.**

Tan Yard Farm therefore comprises three family homes, as shown on the existing site layout submitted in support of the planning application and replicated at **Figure 1** below:

Figure 1: Existing Site Layout



Development Proposals

The development proposals are located at the southern extent of Tan Yard Farm and will connect to the existing farmhouse (Dwelling 1) via proposed hardstanding. The proposals are for the erection of a 6-berth stable block (99 sqm) of timber cladding construction, in keeping with the rural character of the area and to complement the existing dwellings. The Stable block will also accommodate a tack room and storage area.

The development also proposes a 20m x 20m (400 sqm) paddock area to exercise the horses. Importantly, the stables are of a height (4.5m to ridge) subordinate to the existing dwellings at Tan Yard Farm, thereby reducing landscape impact and will be viewed very much subservient to the existing built form (as illustrated at **Figures 2 and 3**).

Figure 2: 3D visual of Stable and Paddock



The proposals are for recreational/domestic use to serve the recently developed family homes on site and will not be used for commercial or livery purposes. The proposals have been specifically designed to be small-scale in nature, appropriate to the rural context and to complement the existing dwellings at Tan Yard Farm. New planting is also proposed to soften the proposals and to ensure they are sensitively integrated within the wider landscape.

Figure 3: 3D visual/overhead of proposals in relation to existing built form



Planning Policy & Assessment

The Development Plan comprises Ribble Valley Core Strategy 2008-2028 (adopted December 2014) and the Housing and Economic Development – Development Plan Document (adopted October 2019).

The adopted Proposals Map confirms that the site is not allocated for any specific purpose or covered by a specific policy designation. The site is not located within any defined settlement boundary and is therefore classed as Open Countryside.

Principle of Development and Design

Policy DMG2 (Strategic Considerations) of the adopted Core Strategy states that within the Tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. *The development should be essential to the local economy or social well being of the area.*
2. *The development is needed for the purpose of forestry or agriculture.*
3. *The development is for local needs housing which meets an identified need and is secured as such.*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area.*
5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
6. *The development is compatible with the enterprise zone designation.*

As previously explained, the development proposals will complement the existing family homes on site – and are intended for their recreational use. They are small-scale in nature, subservient to the existing built form and have been designed to be sympathetic to the rural area. Indeed, equestrian/stable developments are a common feature of rural areas and more suited to and characteristic of these locations than they would be in within urban areas/ settlement boundaries. The proposals therefore comply with criterion 4 of Policy DMG2.

Policy DMG2 later states that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. In respect of size, as previously discussed the stables are subservient to the existing dwellinghouses on site and are of a scale sympathetic to the countryside location. The paddock area will have minimal visual impact on the open countryside due to its flat nature, with low impact boundary fencing used for enclosure purposes.

Turning to design and use of materials, the stables will utilise timber cladding and corrugated metal roofing. This is a typical design for a stable block and will read sympathetically with the countryside context. The boundary treatment for the paddocks will also be carefully designed and the gravel/surface material for the proposed footpath is commonly found in countryside locations.

In respect of landscaping, existing trees to the north partly screen the proposals and additional planting is also proposed to soften the proposals further. In any event, the siting of the proposals ensures minimal visual impact – as explained below.

The siting of the proposals has been carefully considered to relate well with the existing built envelope of Tan Yard Farm (the proposals do not extend further west or east). The siting of the proposals will also ensure views are limited, and where the proposals are visually evident, they will be seen in the context of the cluster of existing dwellings. The proposals will not appear as a discordant or isolated feature in views from the local or wider area.

Accordingly, the proposals comply with Policy DMG2 of the Core Strategy and the principle of development is entirely acceptable in this location.



Residential Amenity

Policy DMG1 (General Considerations) of the Core Strategy states that all development must not adversely affect the amenities of the surrounding area. As previously noted, the proposals are small-scale in nature and subservient to the existing dwellings on site. The scale and nature of the proposals will therefore not lead to amenity issues in respect of overbearing/scale/loss of light/overlooking etc.

The proposals will not lead to residential amenity issues and comply with Policy DMG1 of the Core Strategy.

Conclusions

To conclude, the development proposals for a stable block and paddock area at Tan Yard Farm is entirely acceptable from a planning perspective. The proposals accord with Core Strategy Policy DMG2, as the proposals represent a small-scale recreational development appropriate to a rural area. The proposals are for recreational/domestic use to serve the recently developed family homes on site and will not be used for commercial or livery purposes. The proposals also accord with other requirements of Policy DMG2, with the size, design, use of materials, landscaping and siting entirely in keeping with the character of the landscape and open countryside.

We therefore recommend that planning permission be granted for the development proposed.

I trust that the contents of this letter are clear, however should you have any questions on the development proposals please do not hesitate to get in contact on the details provided below.

Yours faithfully,

Kerry Walker

Associate Planner