

**PLANNING STATEMENT**

**IN RESPECT OF A PLANNING APPLICATION  
FOR THE DEMOLITION OF A DOMESTIC  
STORAGE BUILDING AND THE ERECTION  
OF A DETACHED GARAGE**

**AT**

**LOWER MONUBENT FARM COTTAGE,  
HELLIFIELD ROAD, BOLTON BY  
BOWLAND, CLITHEROE, BB7 4LY**

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<b>Our Client:</b>	<b>Mr &amp; Mrs J Taylor</b>
<b>Our Ref:</b>	<b>Tay/1146/3475/GH</b>
<b>Date:</b>	<b>April 2024</b>

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## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates has been instructed by Mr Jonathan and Mrs Marsaya Taylor to submit a planning application on their behalf for the demolition of a domestic wooden storage building and the erection of a detached garage block within the residential curtilage of their dwelling, Lower Monubent Farm Cottage.
- 1.2 Mr and Mrs Taylor purchased Lower Monubent Farm Cottage in March 2013 and have throughout their period of ownership occupied the land edged red (excluding the access) for residential purposes.
- 1.3 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed, examples of other similar development approved in the Borough and provide the planning case for the approval of the proposed development.

## **2. THE APPLICATION SITE**

- 2.1 The application site comprises a detached traditional two storey stone built dwelling which was extended into the adjoining barn by the previous owners following the approval of application number 3/2009/0826. The dwelling is part of a small collection of dwellings and agricultural buildings situated at the end of a long private access road, which is accessed off Hellifield Road.
- 2.2 Immediately to the north of Lower Monubent Farn Cottage there are two other dwellings which are Lower Monubent Barn and Lower Monubent House, the former a barn conversion and the latter a dwelling of traditional construction. Both properties have detached garages. To the south east of Lower Monubent Farn Cottage is Lower Monubent Farm which comprised a number of modern farm buildings one of which has been in part converted into a farm workers dwelling.
- 2.3 The wider area is characterised by farmland and sporadic farmsteads and the property is situated in the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).

## **3. THE PROPOSED DEVELOPMENT**

- 3.1 The proposed development comprises the demolition of an existing timber storage building and the erection of a detached garage. The timber building which will be demolished measures 3.4m x 3.6m. The proposed garage measures 9.5m x 9m and it will have an eaves height of 2.8m and a ridge height of 5.4m.
- 3.2 The proposed building will be constructed with a concrete block inner skin and random natural stone external walls with dressed stone heads, sills and jambs to the windows and doors. The roof will be clad in blue slate and the garage doors will be light grey coloured traditional timber side hung doors, the windows will be light grey PVC.

- 3.3 The proposed garage will be large enough to accommodate up to three cars as well as gardening and maintenance equipment required to maintain the large garden and the adjoining two acres or thereabouts of agricultural land which the applicant's own.

#### **4. PLANNING HISTORY**

- 4.1 A search of planning applications on the Council website has revealed one recent planning application.
- 4.2 Planning application 3/2009/0826 was a planning application for the enlargement and conversion of a barn adjoining the dwelling to provide extended living accommodation. The application was submitted on 22 September 2009 and was approved with conditions on 11 February 2010. The approved development was implemented by the previous owner.

#### **5. PLANNING POLICY CONSIDERATIONS**

- 5.1. Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2023) and the relevant policies of the Council's Adopted Core Strategy.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

##### **National Planning Policy Framework (NPPF 2023)**

- 5.3 The NPPF 2023 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up-to-date development plan should be approved without delay.
- 5.4 Paragraph 7 of the NPPF states:
- The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*
- 5.5 Paragraph 8 of the NPPF states:

*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) *an **economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a **social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an **environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.6 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant policies granting permission unless the application of policies in the Framework give a reason for refusal or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposed development would not result in any adverse impacts and the Framework policies do not give a reason for refusal.

#### **Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Adoption Version**

- 5.7 We comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

#### **Key Statement DS2: Presumption in favour of Sustainable Development.**

- 5.8 Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The policy states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. The proposed development is required to provide the applicant's with

garaging for their cars and somewhere to store machinery and equipment associated with the maintenance of their property and the NPPF is supportive of this type of development.

**Key Statement EN2: Landscape.**

- 5.9 Key Statement EN2 states that the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced and that any development will need to contribute to the conservation of the natural beauty of the area. 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. The proposed garage will be constructed from natural stone with a blue slate roof and will therefore be in keeping with the vernacular scale, style, features and building materials complying with this policy.

**Policy DMG1: General Considerations**

- 5.10 This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of twenty criteria relating to matters of design, access, amenity, environment and infrastructure not all of the criteria will be applicable to the proposed development.
- 5.11 The proposed building will be constructed from traditional materials and will have random natural stone walls with cut stone heads, sills and jambs, it will have a blue slate roof and light grey PVC windows to match the house and the garage doors will be grey powder coated aluminium roller shutter type doors. The building will be very similar to a number of other detached garages that have been approved in rural areas of the Forest of Bowland AONB as referred to in Section 6 of this Planning Statement.
- 5.12 There is a safe access to the site and the proposed development will not increase the traffic to and from the property, the garage will merely provide the existing residents of the property with a facility which they do not currently have.
- 5.13 The building will not adversely affect the amenities of the surrounding area and there will be no adverse environmental implications arising from its development.
- 5.14 Overall it is clear that the development complies with the relevant requirements of Policy DMG1.

**Policy DMG2: Strategic Considerations**

- 5.15 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and support the spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, one of which is that the development is for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.

- 5.16 The proposed development is a small-scale development that is required to provide a necessary facility for an existing dwelling in the AONB, the principle of such development having been accepted in a number of other similar applications in the Borough in the recent past as referred to at Section 6 of this Planning Statement.

- 5.17 The Policy also states:

*'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. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.'*

- 5.18 In this case there are no alternatives to the erection of a new building as there are no buildings at the property which would be suitable for conversion.

#### **Policy DME2: Landscape and Townscape Protection**

- 5.23 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features, however the proposed development does not affect any of them. The proposal does not therefore contravene any of the requirements of Policy DME 2.

#### **Policy DME3: Site and Species Protection and Conservation**

- 5.24 This policy states that development proposals that are likely to adversely affect any of eight specified species or habitats that are granted special protection will not be granted planning permission. The approval of this application will not affect any protected species.

### **6. OTHER SIMILAR DEVELOPMENT**

- 6.1 We refer below to a number of recently approved planning applications for similar development to that proposed in this application within the Forest of Bowland Area of Outstanding Natural Beauty. These applications demonstrate the acceptability in principle of the type of development proposed and we consider clearly support the approval of this application.
- 6.2 Planning application number 3/2022/0247 was an application for a proposed single storey rear extension, detached garage, conversion of the integral garage and associated alterations. The application was submitted on 18 March 2022 and approved with conditions on 12 May 2022. The proposed garage building measured 9.62m x 6.62m with an eave's height of 2.7m and a ridge height of 5.29m. The garage was large enough for three cars and had three garage doors. In addition to the garage the development included the erection of a car port for a further two cars which measured 6m x 7.25m with an eave's height of 2.54m and a ridge height of 4.94m. This property sits in the Open Countryside but just outside the AONB.

- 6.3 Planning application number 3/2022/0707 was an application for a proposed extension of residential curtilage to accommodate a proposed detached garage. The application was submitted on 6 October 2022 and approved with conditions on 27 October 2022. The proposed three car garage building measured 10.67m x 7.62m with an eave's height of 2.9m and a ridge height of 5.21m.
- 6.4 Planning application number 3/2022/0758 was an application for the proposed removal of existing shed and construction of new detached garage and workshop. The application was submitted on 23 August 2022 and approved with conditions on 27 October 2022. The proposed two car garage and workshop building measured 9.8m x 6.5m with an eave's height of 3.11m and a ridge height of 5.04m.
- 6.5 It is clear from the approval of these applications that the proposed garage and workshop building at Lower Monubent Farm Cottage should be looked upon favourably.

## **7. SUMMARY AND CONCLUSIONS**

- 7.1 The proposed development comprises the erection of a modest sized garage/storage building which will be constructed from high quality traditional materials with natural stone walls and a blue slate roof. The garage will be sited within the existing curtilage of the dwelling and will replace a small domestic shed. In addition to providing garaging for three cars the building will provide a suitable area for the storage of garden tools, furniture and lawnmowers as well as somewhere to store materials associated with the maintenance of the two acres of agricultural land that the applicant's own.
- 7.2 The proposed building is similar to a number of others that have been approved in the Borough both within and on the edge of the Forest of Bowland AONB.
- 7.3 We have demonstrated that the development complies with all of the relevant policies of the local plan and that it is sustainable development that should be approved without delay.

Signed.



ate.. 8/4/2024

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