



PLANNING STATEMENT

Development: Retrospective planning application for retention of garage with integral studio (in roof) constructed not in conformity with planning permission ref no. 3/2020/0199

Site: Riverside Barn, Alston Lane, Longridge, Lancashire, PR3 3BN

Applicant: Adam and Hazel Richardson

JUNE 2024

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OTHER REFERENCES: RIBBLE VALLEY COUNCIL/CASE ID22289



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1 INTRODUCTION

- 1.1 This planning statement (“statement”) was drafted by Plan Red in support of a planning application made to Ribble Valley Council (“council”) on behalf of Adam and Hazel Richardson (“applicants”) for retrospective planning permission for the retention of a garage with studio accommodation (in roof) not constructed in conformity with planning permission ref no. 3/2020/0199 (“proposed development”) at Riverside Barn, Alston Lane, Longridge, PR3 3BN (“application site/site”).
- 1.2 Plan Red is playing the role of application agent.
- 1.3 The planning application comprises:
- Application form.
 - Certificate.
 - Relevant application fee.
 - Planning application red line plan.
 - Application drawings.
 - Covering letter.
 - Planning statement.
- 1.4 The scope of the statement is as follows:
- Section 2 sets out relevant background on the planning application.
 - Section 3 describes the site.
 - Section 4 proposed development (development as constructed).
 - Section 5 confirms the planning framework applying to the site.
 - Section 6 sets out our planning assessment of the proposed development.
 - Section 7 sets out conclusions on the matters covered in the statement.

2 RELEVANT PLANNING BACKGROUND

- 2.1 Planning permission ref no. 3/2016/0664 for a replacement garage with roof accommodation on land immediately north of the application site in the garden area of the neighbouring property, Beech House, was granted on 23rd September 2016. The permitted development is depicted below:

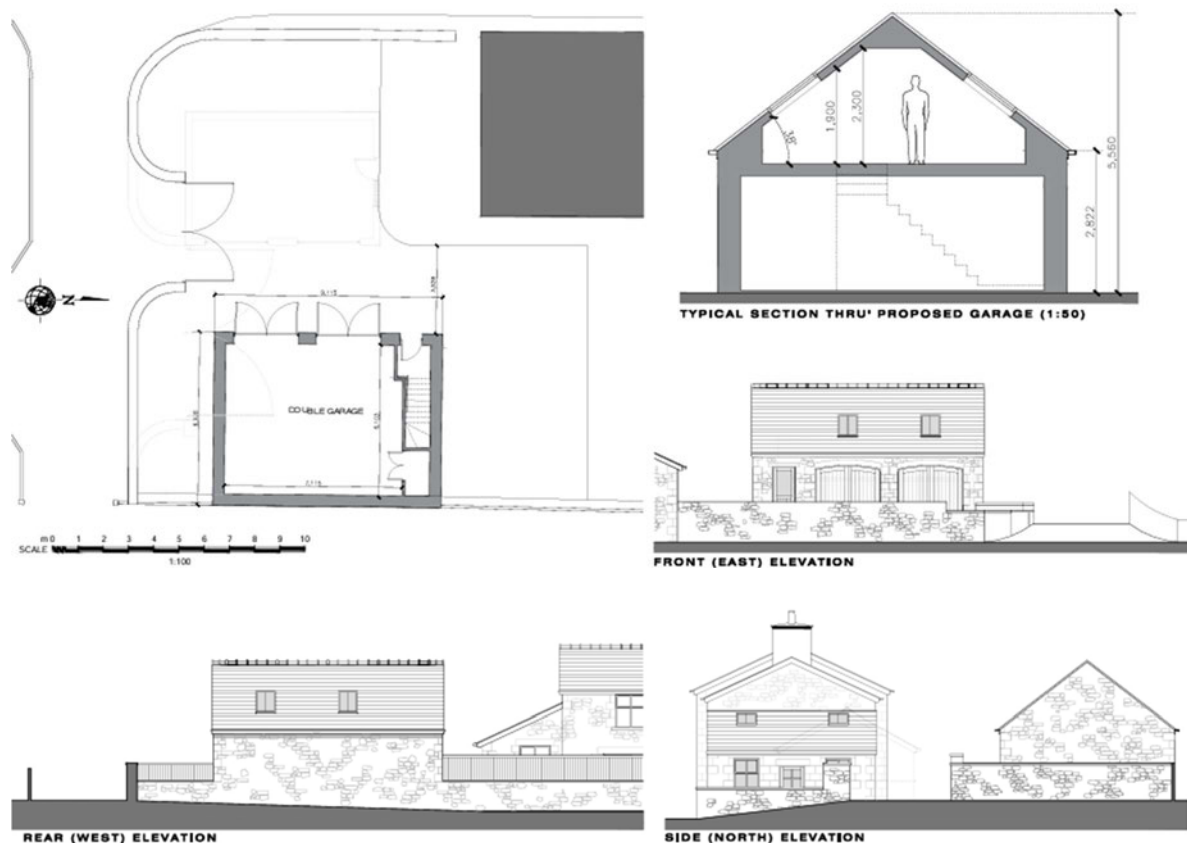


Figure 1: drawing showing the consented garage at Beech House (under planning permission ref no. 3/2016/0664)

- 2.2 We understand that work on this development started in early 2017 and was completed later the same year. An assessment of the garage as constructed suggests it was built slightly different to the approved plans. We estimate the height of the garage as built to be circa 5.90m - 6m. This is some 0.34m - 0.44m taller than the permitted height, 5.56 m (to ridge). This is apparent from the photographs that follow - the gap between the top of the fence to haunch of roof/gutter level as proposed appears less than that existing by reference to photograph 2.
- 2.3 Subsequently, a single storey sloped roof stone extension was built onto the north elevation facing north. This was granted permission following the making of a fresh planning application, planning application/permission ref no. 3/2020/0283.



Photograph 1: view of rear elevation of garage at The Beeches looking roughly eastwards



Photograph 2: view of rear elevation of garage at The Beeches looking roughly north eastwards

- 2.4 In our view the increased height of the garage as built can be regarded as minor or de minimus in planning terms. And we regard the height to be acceptable in planning and development terms given the site's contexts and the height and scale of adjoining buildings. And the build quality is very high and follows local vernacular.
- 2.5 These changes to the scheme as granted were not recognised by the owners of the adjoining property to the south, Adam and Hazel Richardson, but in any case it is not an issue to them.

- 2.6 Reflecting the quality and usefulness of the garage at Beech House and reflecting their own plans to secure consent for a similar structure in their garden, Adam and Hazel Richardson, [REDACTED], applied to the council for planning permission for a two-car garage with roof accommodation in the rear garden of Riverside Barn. This was on 31st March 2020. The planning application was given reference number 3/2020/0199. The application was granted permission on 28th May 2020. The consented scheme is as depicted below on planning application Drawing Ref No. 03:

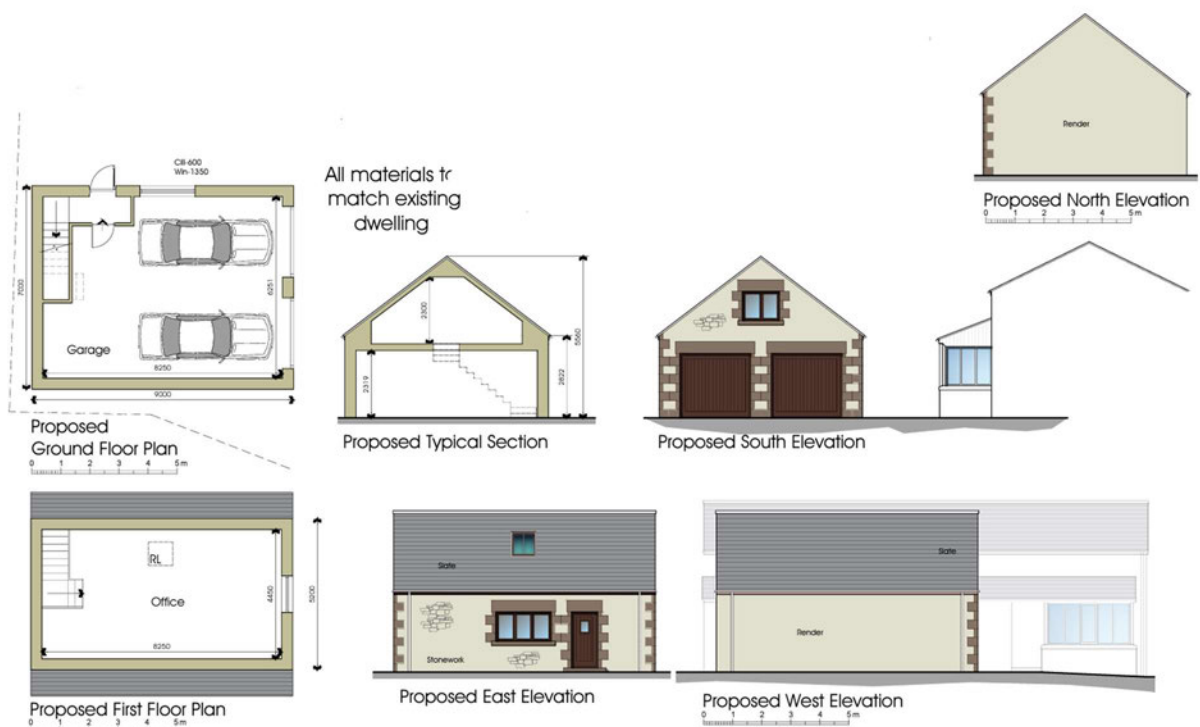


Figure 3: Drawing Ref No. 03 depicting scheme consented under planning permission ref no. 3/2020/0199

- 2.7 The permitted development was subject to a number of planning conditions. Planning condition 2 required the development to be carried out in accordance with the following consented planning application drawings:
- Location plan and site plan: drawing ref no. 01
 - Plans and elevations as proposed: drawing ref no. 03
- 2.8 The applicant's [REDACTED] appointed contractor to build the garage, took the decision, not in consultation with the applicants, mid-build to slightly increase the height of the permitted garage. This was so as to reflect the height of the garage to the north in the rear garden of Beech House. He also decided to change the design of the southern elevation at both ground and first floor levels. At ground floor level this involved transposing the 2 separate garage doors into a single span



2 car door. At first floor level the key change was the inclusion of French doors/windows instead of a main 2 pane window positioned centrally at waist height. These were planned as it was further intended to construct a new first floor balcony. This was also not covered by the plans. I am advised that he presumed that the change in height would not be an issue to the council. This was because the planned new height of the garage reflected that of the adjoining garage. As for the changes to the southern elevation, these were regarded as very minor, and they faced away from neighbouring properties. He further surmised that the balcony would be treated as permitted development. And it also was on the southern elevation.

- 2.9 By, mid-2023, the subject garage was largely fully constructed, but the required finish – render and exposed stonework/stone facias, was left uncompleted, leaving the main core of breeze blocks exposed. In addition, 2 stone columns and some steel work linked to the planned balcony, had also been constructed. This situation prevailed for some time, we understand until late 2023, when we further understand a complaint was made to the council, due to the fact the development had not been constructed as per approved plans.
- 2.10 This is the background that resulted in the council investigating the alleged breach of planning control. And to this end the council wrote to the applicants on 3rd January 2024 (Liam O'Donnell, enforcement officer) confirming it was investigating an alleged breach of planning control at Riverside Barn (Case ID 22289). Subsequently, and following discussions with Plan Red, generously the council confirmed that it would be prepared to accept a planning application designed to allow Adam and Hazel Richardson to secure retrospective planning permission for their garage development as built. This was confirmed through an email from Liam O'Donnell, council enforcement officer, dated 25th April 2024.
- 2.11 In the following section, section 3, we describe and profile the application site and its immediate hinterland including its relationship to The Beeches and Roth Holm, and in the following section, section 4, we describe the plans consented under planning permission ref no. 3/2020/0199 and compare and contrast these to the garage as built, including providing a table setting out key differences in height, width, length, footprint and volume etc.

3 APPLICATION SITE AND ITS HINTERLAND

Application site

Location

- 3.1 The application site is located on the western side of Alston Lane. This runs roughly south of the B6243 north east of Grimsargh. The application site is located to the west of the lane close to its southern end immediately north east of the River Ribble. See plan at Figure 3 below which shows the main garden area of Riverside Barn (red line), other land owned by the Richardson's (blue line) and the position of the proposed development/garage (purple line). Please note the extent of the garage is approximate:



Figure 4: plan showing location of application site etc.

Profile and immediately neighbouring properties

- 3.2 The property forms part of what was historically Boot Farm. In the 1980s the farm relocated further south along Alston Lane and the old agricultural buildings were converted into residences – Riverside Barn, Beach House and Roth Holm, as per the plan at Figure 1. The site is effectively part of the rear garden area of Riverside Barn.

Planning history

- 3.3 Planning history of relevance to Riverside Barn and Beach House is covered in section 3.

Hinterland of site

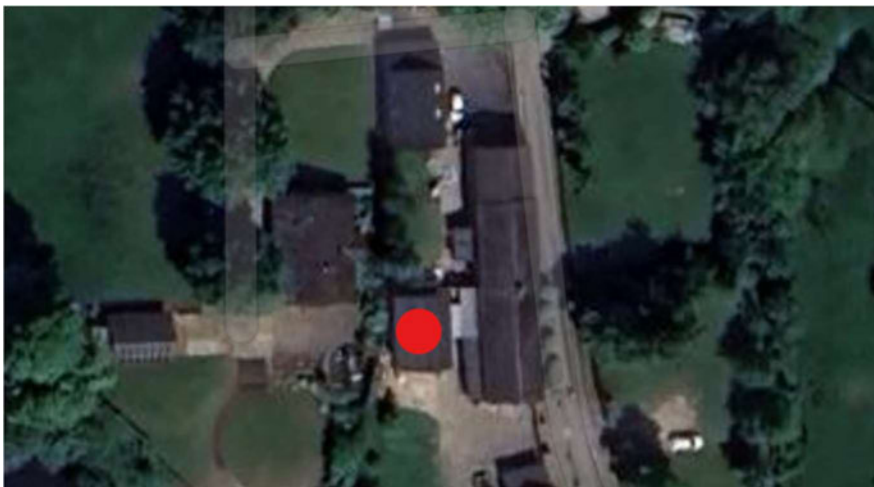
- 3.4 Generally, the surrounding area is in agricultural use and to a significant extent.

- 3.5 Further to the south of the site, also served from Alston lane, is a large contemporarily styled property accessed off the western side of the lane fronting the River Ribble. This was granted permission in 2013. Beyond this are new agricultural outbuildings built to replace the farm buildings converted to residences.
- 3.6 North east of the site, 320m away, is Alston Old Hall Farm, which we understand is now a residence.
- 3.7 To the east the land forms a spur in the course of the River Ribble and is undeveloped and in agricultural use.
- 3.8 North of Beach House is a large building currently being constructed which we understand will accommodate 3 holiday cottages. This was established initially under planning permission ref no. 3/2020/0498. Planning application ref no. 3/2023/0257 sought to vary planning condition 2 listing approved plans. However, this was refused on 26th May 2023.

Photographs of site and adjoining properties



Photograph 3: Aerial of former farm buildings before conversion to Riverside Barn, Beech House and Roth Holm



Photograph 4: Google aerial photograph of site and garage (identified by red dot) and adjoining properties



Photograph 5: south elevation of subject development as constructed. The piers and steel work to the front, designed to support a terrace, are proposed to be removed



Photograph 6: view of subject development and Riverside Barn from southern end of garden



Photograph 7: photograph of subject development from garden of Roth Holm



Photograph 8: photograph of application site prior to construction of garage



Photograph 9: building accommodating 3 holiday cottages granted under planning permission ref no. 3/2020/0498

4 PROPOSED DEVELOPMENT

Key elements of proposed development

4.1 The proposed development, the same as that constructed in breach of approved plans under planning permission ref no. 3/2020/0199, hence the need for the retrospective planning application, comprises the following key elements:

- Freestanding garage with first floor studio accommodation.
- Ground floor garaging space to accommodate 2 vehicles.
- Single span up and over 2 door garage door.
- Upper floor space to be used as a home office.
- Stairs to first floor located in garage space.
- Floor to roof level fenestration including French windows at first floor level to light studio.
- Safety railings at first floor level.
- Small velux roof light in roof facing west east to be obscure glazed.
- 2 small velux roof lights in roof facing east to be obscure glazed.
- Elevations to be rendered and stone faced/facias or similar.

4.2 It should be noted that the constructed 2 stone piers and related steel work intended to support a first-floor balcony will be removed. As such they do not form part of the current plans.

Layout and design of proposed development

4.3 The layout and design of the proposed development as described above is as depicted below on the drawings making up Figures 5 and 6:

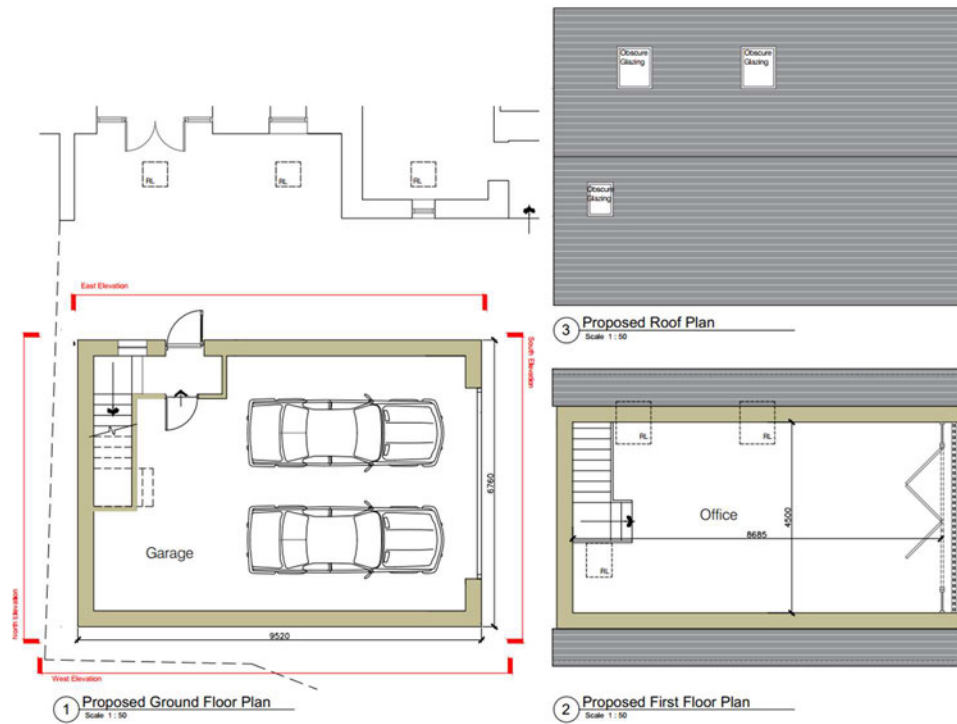


Figure 5: Drawing Ref no. P.03-ZZ-002 - layout of proposed development



Figure 6: Drawing ref no. P.05-XX-002 – elevation details of proposed development

Differences between proposed development and that granted under PP ref no. 3/2020/0199

- 4.4 The key differences between the proposed development, which as we have already confirmed is the development as built, and the version granted under planning permission ref no. 3/2020/0199, are set out in Table 1 which follows:

Table 1: Differences Between Garage as Built ('Proposed Development') and Version Granted Under Planning Permission Ref No. 3/2020/0199				
Measurement	Garage as built / proposed development	Permitted version of development	Difference m/sqm/m ³	% Difference
Width	6.76 m	7 m	-0.24 m	-2%
Length	9.52 m	9 m	+0.5 m	+5%
Height to Roof Haunch	3.84 m	2.82 m	+1.02 m	+35%
Height to Ridge	5.96 m	5.56 m	+0.4 m	+6%
Floorspace	118 sqm (59 sqm ground floor and 59 m first floor)	90 sqm (52 sqm ground floor and 38 sqm first floor)	+28 sqm overall (+7 sqm ground floor and +21 sqm first floor)	+30%
Volume	315 m ³	263 m ³	+52m ³	+20%
Roof to West	1 small velux window	No velux windows	1 small velux window	NA
Roof to East	2 small velux windows	1 small velux windows	1 small velux window	NA
Garage doors	2 combined spaces / single double space garage door	2 separate spaces / 2 garage doors	New garage door arrangements	NA
First floor southern elevation	French windows and safety railings	2 pane single window	New fenestration arrangements and safety railings	NA
Other elevations	Render and stone facias	Render and stone facias	Same	NA
Roof	Slate	Slate	Same	NA

- 4.5 We analyse the differences between the as built and as consents developments, from a planning and development perspective, in section 6, where we set out our planning assessment of the proposed development.

5 RELEVANT PLANNING FRAMEWORK

5.1 The planning framework applying to this site is as follows:

- Local development plan
- Supplementary planning documents
- National planning policy

Local development plan/development framework

5.2 The local development plan/local development framework applying to the site comprises the Ribble Valley Core Strategy 2008-2028 (“RVCS”) and Housing and Economic Development Relevant policies include:

- Policy DS1: Development strategy.
- Policy DS2: Sustainable development.
- Policy EN3: sustainable development and climate.
- DMG1: General considerations.
- Policy DMG2: Development should be in accordance with the core strategy development strategy and should support the spatial vision.
- Policy DMH5: Residential and curtilage.
- DME6: Flood risk area (flood zone 2).
- EN3: Minerals Safeguarding Area.

5.3 The appropriate extract from the plan’s policies plan is reproduced below:



Figure 7: extract from Ribble Valley Local Plan. Site identified by red dot



Supplementary planning documents

- 5.4 We have been unable to identify any SPDs of relevance (by reference to the council's planning policy web site/page).

National planning policy

- 5.5 National planning policy is set out in the National Planning Policy Framework ("NPPF/the framework") the latest edition of which was published in December 2023. This is supported by an on-line based planning policy guidance facility ("PPG") which is regularly updated.
- 5.6 NPPF is multi-topic in structure and much of the policy and guidance it sets out is strategic in nature and as such does not directly apply to the planning application site or proposed development. Nevertheless, key guidance etc. is as follows:
- Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means, in summary, approving development proposals that accord with an up-to-date development plan without delay (para 11).
 - On decision making, NPPF confirms that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible (para 38).
 - Regarding enforcement, NPPF sets out that effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control (para 59).
 - NPPF confirms that achieving well-designed and beautiful places is a key requirement of planning. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development (para 131).
 - Planning policies and decisions should ensure that developments will, inter alia, function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and have effective landscaping; be sympathetic to local character and history; establish or maintain a strong sense of place; create places that are safe, inclusive and accessible (para 135).

6 PLANNING ASSESSMENT

Introduction

- 6.1 In this section we set out our planning assessment of the planning application. The key purpose of the assessment is to enable a conclusion to be drawn on whether the proposed development, in comparison with the scheme granted under planning permission ref no. 3/20200199, can be regarded as acceptable and generally accords with development plan policy.

Role of development plan policy in planning decisions

- 6.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 confirms that if regard is to be had to the development plan for the purpose of a planning decision/determination this must be in accordance with the plan unless material considerations indicate otherwise.

Interpreting Policy

- 6.3 The UK Supreme Court decision on the Tesco Stores Ltd v Dundee City Council [2012] UKSC 13 focused on the wording of planning policy, what it means and how it should be interpreted. Paragraphs 18 and 19 conclude that planning policy should be ‘...*interpreted objectively in accordance with the language used and read in its proper context.*’ The Dundee decision confirms that, although the application of a planning policy to a particular set of facts falls within the judgement of a local planning authority, it is a matter for the UK’s Courts to interpret the meaning of policy. As such a local planning authority must interpret policy as it is written and not as they might want to interpret it.

Approach followed to carry out planning assessment

- 6.4 To facilitate our assessment of whether the proposed development can be regarded as being acceptable when compared to the development precedent set by planning permission ref no. 3/2020/0199, we first assess the development as built in the context of usual planning, development and land use topics. We then consider whether the proposed development can be regarded as according with the development plan.

Principle of development

- 6.5 Riverside Barn and its near neighbours, Roth Holm to the west, and Beach House to the north, are well established developments. They once formed part of a historic farm complex. This also contained other related outbuildings. The area around Riverside Barn, including this property, is densely developed. This confirms that the principle of development at this location, and we would also say the site as it lies between Riverside Barn and Roth Holm, is well established. This principle was accepted by reference to planning permissions ref nos. 3/2026/0664 (Beech House garage) and 3/2020/0199 (subject garage).



- 6.6 Planning permission ref no. 3/2020/0199, like permission ref no. 3/2026/0664, established the precedent for large free-standing garages with roof accommodation, thus accepting that such building can be regarded as acceptable in terms of relevant scales of domestic outbuildings.
- 6.7 Overall, it is our view that the principle of development at the application site is well established.

Relationship to adjoining properties

- 6.8 The application site sits within what was once a small but densely developed former farm complex. The property to the north, Beach House and its rear garden, lies immediately to the north. Roth Holm is immediately to the west. While the properties are close by, their juxtapositions and relationships mean they satisfactorily co-exist in the contexts of how they are used and regarded related levels of residential amenity that are created. And this situation will prevail with the proposed development in place.
- 6.9 To our knowledge, the owners of Beach House and Roth Holm are content with the proposed development and do not intend to object to the planning application for it.
- 6.10 As such, it is our view that the relationship of the proposed development to adjoining properties is acceptable.

Impact on adjoining properties

- 6.11 Dealing first with physical impacts, it is our view, for reasons we cover in more detail in later paragraphs, the proposed development is appropriate in design, scale and massing in the contexts of the application site and its immediate developed contexts. As such it will not adversely impact on adjoining properties, their garden areas, nor the immediate hinterland of the properties in question by reference to visual, noise, shading or relationship contexts.
- 6.12 Regarding relationship of the proposed development to adjoining properties, it is our view that the proposed development will not adversely impact on current levels of residential amenity that exists within the developed zone and which the two nearest properties to the site currently enjoy.
- 6.13 The proposed development, like the scheme granted under planning permission ref no. 3/2020/0199, is designed and intended to park/store two vehicles (ground floor) and be used for home office purposes (first floor). Neither of these uses/operations will cause noise, disturbance or other impacts. And this was accepted through the granting of this permission.
- 6.14 In addition, like the consented scheme under permission ref no. 3/2020/0199, the proposed development is designed to face away from Beach House and Roth Holm, towards the south. And while there are 3 small velux windows in the roof that faces Roth Holm (towards the west) and The Beeches (to the east), they are small, are too high to be directly viewed out of and are now proposed to be obscure glazed. No windows or glazed doors face either Roth Holm or The Beeches.



- 6.15 In addition, the activities planned to be carried out from/in the proposed development are wholly domestic and non-intrusive. Indeed, they only involve storage and home working – [REDACTED]

- 6.16 Accordingly, the proposed development can be regarded as appropriate for the site and site related contexts and a precedent for this is established through planning permissions ref nos. 3/2026/0664 and 3/202/0199.

Siting, layout and design considerations

- 6.17 The application site is the optimum location for a development of this nature designed and intended to serve the occupants of Riverside Barn. Indeed, unless the site were to fit within/be part of the residential curtilage of the property it would not be able to serve the occupants as intended. Positioning the structure where it is proposed to be sited means it has a good/close relationship to the main property and can be easily accessed from the property. It also means it appears as a development that once formed part of the former farm and a natural adjunct of the property. If it were to be positioned further to the south, towards the River Ribble in the main rear garden area, it might appear more prominent and a trully standalone development, which would increase its apparency and visual impact.
- 6.18 The proposed development, like the garage granted under planning permission ref no. 3/2020/0199, is rectangular in shape, and this is the optimum shape for such a structure. Orientating it as proposed, as per the consented structure, meaning it is roughly orientated north to south, means it fits snugly into the application site and has a good relationship to Roth Holm. Accordingly, the layout proposed and granted for the original garage represents the optimum layout for such a structure.
- 6.19 The proposed design, which includes a pitched roof structure, with fenestration/French windows plus safety railings at first floor level and a 2-car garage door at ground floor level in the southern elevation, in a finish to match the existing stonework of the adjacent properties, i.e., render plus stone facias, can also be regarded as suitable. This means the proposed structure will appear, in time, as if it were a building that formed part of the original farm complex.
- 6.20 Overall, it is our view that the siting, layout and design of the proposed structure, which reflects that granted under planning permission ref no. 3/2020/0199 can be regarded as acceptable.

Height and massing considerations

- 6.21 In section 4 we set out the key differences between the proposed development, which we acknowledge is the development as built, and the version granted under planning permission ref no. 3/2020/0199. From discussions with the council (applicants and Plan Red) we understand these are, potentially, a key concern for it. We say potentially as we suspect this is based on a misunderstanding of exactly how high the



proposed development has been built is compared to the scheme granted permission. Indeed, it is only now that the garage as built has been fully dimensioned that we are able to fully understand and compare the differences between the consented scheme and scheme as built.

- 6.22 Before considering this we would point out that the height of the comparable garage at The Beeches we estimate to be 5.9m – 6m to ridge level which is some 0.34m – 0.44m greater than the 5.56 m height (to ridge) envisaged under the respective planning permission (permission ref no. 3/2016/0664).
- 6.23 We would reiterate this is not an issue to neighbours. It is lower in height than The Beeches and Riverside Barn. It does not dominate in terms of its general height and massing. It is of a high quality in build terms. It has the character and feeling that it was once part of the original farm complex. As such it fits its site and immediate development contexts well.
- 6.24 Table 1 in section 4 confirms that the differences between key dimensions and massing indicators of the proposed development as built and that granted under planning permission ref no. 3/2020/0199 are not significant. We set out key ones below before describing the differences and considering the implications of each:
- Width: as proposed/built: 6.76m; as permitted: 7m; difference: -0.24m/-2%
 - Length: as proposed/built: 9.52m; as permitted: 9m; difference: +0.5m/5%
 - Height to haunch: as proposed/built: 3.84m; as permitted: 2.82m; difference: +1.02m/+35%
 - Height to ridge: as proposed/built: 5.96m; as permitted: 5.56m; difference: +0.4m/6%
 - Overall floorspace (GIA): as proposed/built: 118 sqm; as permitted: 90sqm; difference: +28 sqm/+30%
 - Volume (GEA): as proposed/built: 315m³; as permitted: 263m³; difference: +52m³/20%
- 6.25 Regarding the width of the garage, the as built proposed development is actually very marginally less wide.
- 6.26 On the length of the garage, the as built proposed development is slightly longer, but only to the tune of 5%, which in the context of a structure of this size makes the difference virtually indiscernible.
- 6.27 A key difference is height to haunch. The difference is +1.0m or 35% different to the consented scheme. This is an obvious difference. However, we would say this measurement is not significant. As it is simply the height to where the roof starts/guttering is positioned rather than the top of the roof. The increase was also intended to create more a larger and more usable space at first floor level/in the roof. The consented option, as the roof accommodation has to take greater account of the slope of the roof with this development option, delivers less usable floorspace – 38 sqm as opposed to 59 sqm. And the proposed development as built does so in way which does not significantly require the width nor length of the garage to be changed to any degree as we have already set out. Indeed, the width of the garage is less. As such, while this appears a big change, we regard the change as acceptable – the key consideration is



whether it radically changes the height of the overall building, ridge level, and as we go onto show this is not the case.

- 6.28 So, on height to ridge, the proposed development as built is +0.4m or 6% taller than the consented development. This is a minor change - 0.4m is just over a foot in old money and 6% puts the change in the scope of what planning terminology usually terms and regards as *de minimis*, which means works that might otherwise fall within the definition of development but are so minor in nature that they fall outside of the scope of the planning system, i.e. they are 'de minimis'. The Oxford English Dictionary defines 'de minimis' as "too trivial or minor to merit consideration, especially in law." An example of 'de minimis' works might include changes to the external appearance of a building or how a consented development is built out.
- 6.29 On floorspace, as already confirmed, while the increase appears large - +28 sqm, which equates to +30%, this is achieved not by growing the ground floor rather the first/roof accommodation by increasing the height to haunch level and altering the pitch of the roof. This allows the first/roof accommodation to matches the ground floor. It makes the building more efficient. However, it only involved a 0.4m increase in the overall height of the roof. As such it is our view that the increase can be regarded as acceptable.
- 6.30 Regarding volume, the same points made about floorspace above, least the key principles as to how the increase is achieved, also apply to volume increases, which are +52m³/20%. This is also achieved through the very minor/de minimis increase in the proposed development's overall height.
- 6.31 Based on the above, it is our overall view that the changes to the development as built, the proposed development, when compared to the development consented under planning permission ref no. 3/2020/0199, can be regarded as very minor, i.e., *de minimis* to use the correct planning term. And they also reflect the height of the built garage to the north, in the garden of the beeches, which suggests that, overall, the proposed development, can be regarded as acceptable.

Landscape and visual impacts

- 6.32 As already set out in general terms under the assessments already set out in the sub-paragraphs above, the proposed development causes no landscape nor visual impacts due to the enclosed nature of the site and the lack of clear and obvious views of the proposed development and the nature of the proposed development itself. As such it is our view that the proposed development will not give rise to landscape nor visual impacts.

Accordance with development plan policy

- 6.33 It is reasonable to come to the view that because the garages/proposed developments consented under planning permissions ref nos. 3/2016/0664 and 3/2020/0199 were regarded as according with development



plan policy, as the proposed development/garage as built at Riverside Barn is so close to these in terms of its height, massing, design and orientation, it can also be regarded as broadly confirming with development plan policy.

Material considerations

6.34 It is our position that, for similar reasons to those applying to development plan policy, the proposed development can also be regarded as supportable by reference to NPPF.

6.35

[REDACTED]



7 CONCLUSIONS

- 7.1 The applicants acknowledge that the proposed development has been constructed not in full conformity with the relevant planning permission applying to it, i.e., planning permission ref no. 3/2020/0199. The key difference is the height to ridge level.
- 7.2 And this would also appear to be the position with the similar garage development to the north in the garden of The Beeches granted under planning permission ref no. 3/2016/0664. And the key difference with this development is also height to ridge level. And it is the height of this development which influenced the proposed development at Riverside Barn to be built slightly taller than the permission allowed.
- 7.3 The increase in height at the proposed development at Riverside Barn, which we understand is the council's key concern, however, are minor. De minimis in fact.
- 7.4 As such, and taking all other planning, development, land use and site related factors into account, including the fact it is our view the proposed development accords with development plan policy, it is our view the planning application and the retrospective planning permission it seeks can be supported.