


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>05/02/2025</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>5/2/26</b>
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<b>Application Ref:</b>	3/2025/0755			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	10/01/2025 (previous application)	<b>Site Notice:</b>	08/01/2026					
<b>Officer:</b>	MC							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed garage for the storage of vintage tractors and cars, extension to hardstanding and change of use of land to residential curtilage.
<b>Site Address/Location:</b>	Myre Fold House, Longsight Road, Clayton-Le-Dale, BB2 7JA

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received in respect of the proposed development.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	The Local Highway Authority (LHA) raise no objection to the proposal on highway grounds subject to the inclusion of a condition for the garage to remain ancillary to the main dwelling Myre Fold House.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key statement DMI2 Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport &amp; Mobility Policy DME2: Landscape And Townscape Protection</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p><b>3/2024/0838</b> Proposed agricultural building. Refused</p>

**3/2008/0543**

Conversion/extension of garage to form living accommodation (Granny Annex type).

Approved With Conditions

**3/1998/0380**

CONVERSION OF EXISTING BARN INTO 2 NO. DWELLINGS AND ERECTION OF DETACHED DOUBLE GARAGE

Approved With Conditions

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application site comprises an area of land being used as residential garden for 'Myre Fold House' which is accessed off Public Bridleway (route 16) adjacent to the A59 which is a classified road. The site is located within the Open Countryside where there is linear development along the A50 corridor. To the south and west of the application site is an allocated Gypsy & Traveller site with a mix of residential and holiday let mobile homes and facilities as well as commercial unit immediately to the south of Myre Fold House. To north of the dwelling is a separate adjoining residential dwelling and curtilage which is not within the applicants ownership and beyond, a further paddock and agricultural buildings. The paddock area is owned by the applicant and is currently being used to graze goats, pet lambs, hens and ducks. The existing garage to the north-east of the red line boundary is also currently being used to house goats.

It should also be noted that there is extensive hardcore within the site and appears that the land levels have been altered from previous which when viewed from google street view imagery constituted a raised mound. The land where the building proposed is located outside of the original residential curtilage when the house was granted planning permission under planning ref: 3/1998/0380, however when viewing google satellite imagery and imagery of the property on Rightmove when it was last listed for sale in March 2023, the land sloped upwards to provide a screening along the southern and eastern boundaries. The land levels have been significantly reduced along the boundaries and vegetation removed after May 2023.

Planning permission has been recently refused in January 2025 under planning ref: 3/2024/0838 for the erection of an agricultural building, in a similar location and of a similar footprint. The scheme was refused for the following reasons:

- 1. The proposal is located outside of a defined settlement boundary, where development is restricted. It is not considered to be reasonably necessary for the purposes of agriculture given the lack of evidenced and functional need for a building of that size, scale and location. As such the proposal does not meet one of the exceptions criteria outlined in Policy DMG2 of the Ribble Valley Core Strategy and so is an inappropriate type of development within the countryside which fails to accord with the development strategy for the Borough.*
- 2. The proposal by virtue of its size, scale and siting is not considered to constitute a sympathetic form of development and would be incongruous with its surroundings and cumulatively with adjacent buildings would result in visual harm to the Open Countryside, contrary to Policy DMG1 and DMG2 of the Ribble Valley Core Strategy and paragraph 135 of the National Planning Policy Framework.*
- 3. The proposal by virtue of its use and siting would result in adverse impact to the amenity of the surrounding residential properties by way of unacceptable odour/flies nuisance and noise disturbance, contrary to Policy DMG1 of the Ribble Valley Core Strategy.*
- 4. The development is not considered to be 'de minimis' and exempt from Biodiversity Net Gain under Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as a result of degradation works. As such, there is insufficient information submitted within the application to determine the biodiversity pre-development value of the onsite habitat.*

### **Proposed Development for which consent is sought:**

The proposed development is for a garage building to store vintage tractors and cars for hobby purposes. The proposed building measures 9.125m by 9.15m with a footprint of 83.5m<sup>2</sup>. The building would have an eaves height of approximately 3.45m and a total height of approximately 4.845m and would be constructed in natural stone and render with a profile metal sheet roof. Access into the building is via a pair of double timber doors. The proposed building would be located in the south-western corner of the site, approximately 3m from the western site boundary and approximately 3m from the southern site boundary.

The proposal also seeks to extend the residential curtilage of the dwelling of the dwelling. This includes the area of land behind the existing garage and up to the southern and western boundaries.

### **Principle of Development:**

The site is not located within a defined settlement boundary and as such Policy DMG2 is of relevance.

*“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 wellbeing of the area.*
- 2. the development is needed for the purposes 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.”*

The planning statement states that the applicants enjoy collecting vintage tractors and cars and have four tractors and two vintage cars. The statement confirms that vehicles would only occasionally leave the site when they are taken to be displayed at agricultural or other shows or on fund-raising events such as ‘road runs’ which would amount to about six trips per year. The vehicles would leave under their own power and do not require to be transported by trailer and repairs to the vehicles will not take place in the garage. The statement confirms that the building is not intended to be used for any type of business use, and the applicant is content for a planning condition to be imposed to secure this.

The storage of vintage tractors owned by the applicant is considered to be an incidental use to the main dwelling. Whilst policy DMG2 does not expressly recognise this as being appropriate development it would be unreasonable to argue that it is where all other policy requirements are satisfied and no harm is identified. Additionally, it is also recognised that in this case the applicant’s intention is for this to be used as storage for vintage tractors which could be considered a small-scale recreational development.

The proposal would also result in the extent of the existing residential curtilage, whereby Policy DMH5 is of relevance.

Policy DMH5 of the Ribble Valley Core Strategy states that:

*“Proposals for the extension of curtilage will be approved if:*

- 1. the site is within a settlement, or,*
- 2. the site is on the edge of a settlement providing:*
  - the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.*

- *the extension will not cause visual harm to the landscape.*
- *the extension improves the visual quality of the site.”*

The site is not located within a settlement boundary and is located within land designated as open countryside. The site is however bound by built development to the south and west. As such, it is not considered that the extension of the residential curtilage up to these boundaries as shown on the amended location plan would visually harm the landscape as it would not result in any encroachment into the countryside. It is therefore considered that the extension to domestic curtilage would be in general accordance with DMH5 of the Ribble Valley Core Strategy.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*‘Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The land to the south and west of the application site is a mixed-use site comprising holiday let caravans and residential properties for Gypsy & Travellers.

An updated site plan has been provided which shows a static caravan located approximately 3.6m to the southeast of the proposed building and another mobile home located approximately 5.1m to the west of the proposed building. The proposed building would be at a minimum 3 metres from the boundary where the lodges/caravans are located. As such, due to the orientation of the dwelling and the siting of the dwelling on lower land levels at the adjacent site, the proposal is not considered to result in any adverse loss of light, overshadowing or overbearing impact, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### **Visual Amenity/External Appearance:.**

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

Policy DMG2 of the Ribble Valley Core Strategy 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. where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build’.*

Policy DMG1 of the Ribble Valley Core Strategy states that all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit).*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.*

The proposed building has been reduced in height when compared to the previously refused agricultural building. The building would now have an eaves height of approximately 3.45m rather than 3.85m and 4.85m in height when compared to the refused scheme which was approximately 5.4m in height. The garage would also now be brought in further from the site edges and would be more domestic in appearance, being constructed of stone and render with timber doors to the front elevation rather than the refused agricultural style building which was not considered to be in keeping with the residential character of the site.

Whilst the footprint of the building is quite large still, the overall scale and appearance is considered to be an improvement on the previous scheme and would be similar in appearance to the existing garage at the site. As such, the proposed garage would be read better in context with the existing dwelling compared to the refused agricultural barn. In addition, the building is not considered to be significantly prominent or incongruous within the landscape due to its proposed materials and lower eaves height.

As such, on balance, the proposal is considered to accord with Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy.

#### **Highways and Parking:**

Paragraph 116 of the National Planning Policy Framework states that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'*.

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

*All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.*

Policy DMG1 also states that development must:

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

They do however recommend a condition to ensure the building remains ancillary (incidental) to the enjoyment of the dwellinghouse at Myre Fold House to avoid the creation of a separate business which may result in substandard parking provision and/or vehicular manoeuvring area.

As such, the proposal accords with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

**Landscape/Ecology:**

The previous application was refused as it was not considered that the development would fall under the 'de minimus' exemption as degradation works have taken place to the land and there was considered to be insufficient information submitted within the application to assess the pre-biodiversity value of the site.

This re-submission has been accompanied by a Biodiversity Net-Gain Statement which confirms that habitat degradation had occurred within the site. Based on Google Earth imagery, the proposed development site comprised a vegetated earth bund which now comprises a stone substrate. The report also states that the area contained colonising grasses along with ruderal and short ephemeral species.

The retrospective value of the site from 6th May 2023 has been calculated at 0.22 habitat units. The development proposals would deliver a net gain in biodiversity value for habitats comprising 0.03 habitat units (14.9%) through new tree planting on an area of land owned by the applicant to the north-west of the site.

As such, it is considered that a 10% Biodiversity Net-Gain can be achieved on site.

**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to conditions.

<b>RECOMMENDATION:</b>	That planning consent be granted.
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