

PLANNING STATEMENT

This statement supports an application for Permission In Principle for a dwelling at: Barn on land at Park farm, Clitheroe Road, Barrow, Lancs BB79LB

- The barn and site will be cleared and tidied up with enhancement to the landscape and biodiversity.
- The proposal is justified primarily on the basis that Ribble Valley Borough Council (RVBC) cannot demonstrate a five-year housing land supply, with an estimated supply of only 3.45 years. As a result, the tilted balance set out in Paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. This means that planning permission should be granted unless any adverse impacts of the development significantly and demonstrably outweigh the benefit.
- See appeal APP/T2350/W/25/3372635 which covers issues in play here.
- Housing needs report suggests a need for one-bedroom dwellings for first time buyers, starter homes and retirement homes as well as average dwellings. The dwelling will be similar to the dwelling attached and any housing will certainly enhance the view from public roads and neighbouring properties.
- Backstop would be a conversion of shed to dwelling under Class Q or business premises under Class R. We believe the proposed use would be in keeping with the locality.