

# Planning Statement

## Construction of a garage on the existing parking area at Horton Grange, Horton

### Introduction

This Planning Statement has been prepared by Rural Solutions, on behalf of Chris and Haidee Gateley ('the Applicants'). This Statement is submitted to Ribble Valley Borough Council in support of a full planning application for the construction of a garage on the existing residential car parking area.

This residential garage is to be used in conjunction with Horton Grange, a grade 2 listed dwelling set in a large curtilage. The land on which the garage is proposed has been certified as residential in use, but it lies outside the listed building and its immediate curtilage.

### Site and surroundings

Horton Grange is located off the main village road (Horton Road) which itself leads directly from the A59.

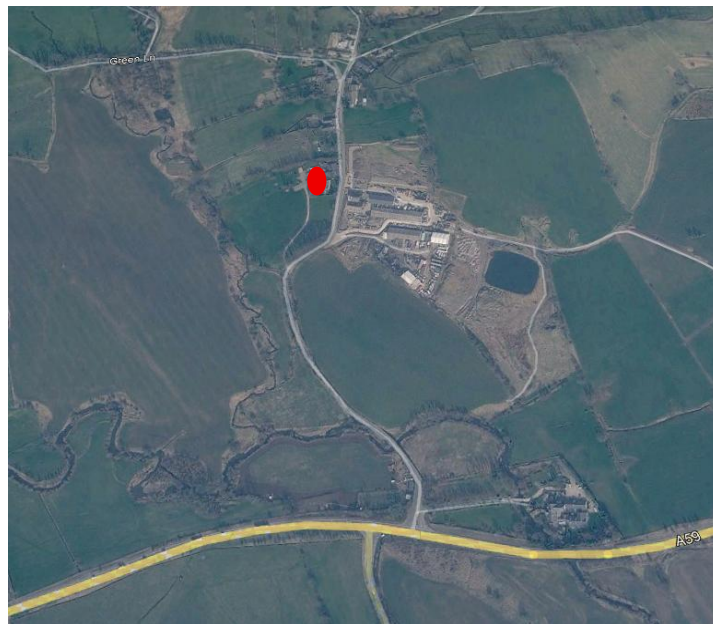


Figure 1: The context of the site in relation to the village of Horton. The red circle denotes the application site location and the yellow lined highway to the south is the A59.

Source: Google Images 2025.

The site is located within the open countryside and is bounded by Horton Road to the east, farming and commercial development beyond Horton Road, and residential houses to the north.

Existing access is provided to the site via Horton Road. This provides suitable access for vehicles entering and exiting in forward gear. Furthermore, the access is onto a straight road, with good visibility for road users.

Horton settlement is primarily characterised by linear residential development in part and clusters of historic developments.



Figure 2: The immediate context of the site.  
Source: Google Images 2025.

The accompanying Design and Access Statement includes a number of photographs of the site's current condition.

Horton Grange is a large family dwelling that is Grade 2 listed. The application site is owned by the applicants and is currently a gravelled area used for a number of cars to park in conjunction with the Horton Grange residential property.

A site image is shown overleaf in Figure 3, which illustrates the area of land established over the last 15 years and now certified for residential use.

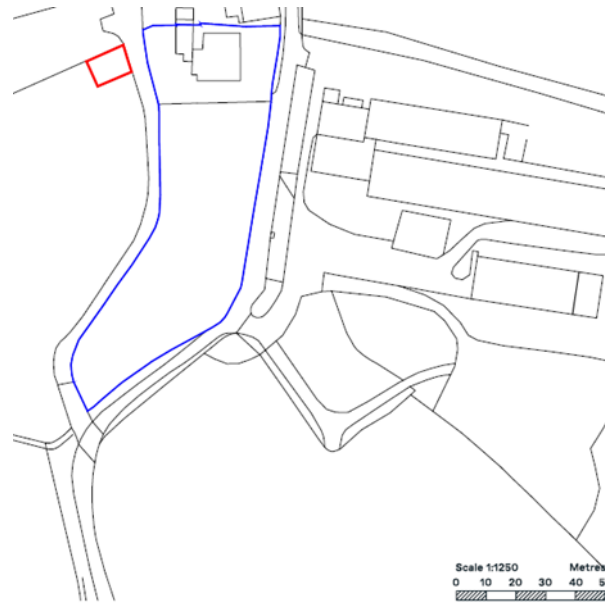


Figure 3: Established use of this parcel of land for residential use / car parking.

The site is not included within or close to any areas of special conservation, in terms of heritage or ecology, and is not subject to any areas of protected landscape or views. It does lie nearby the grade 2 listed Horton Grange.

The site is located within flood zone 1 and has a low probability of flooding from rivers and the sea. Furthermore, the site is at a low risk of surface water flooding, meaning that this area has a chance of flooding between 0.1% and 1% each year.

As discussed above, a Certificate of Lawfulness (application reference 3/2025/0638) has established that the use of the land is residential.

### Proposed Development

The proposed development includes the following:

- Construction of a garage for Horton Grange.
- Additional hedge planting tree planting and landscaping across the site and its environs

As proposed *outbuilding plans 1:100 @ A3*

Drawing No. 5152

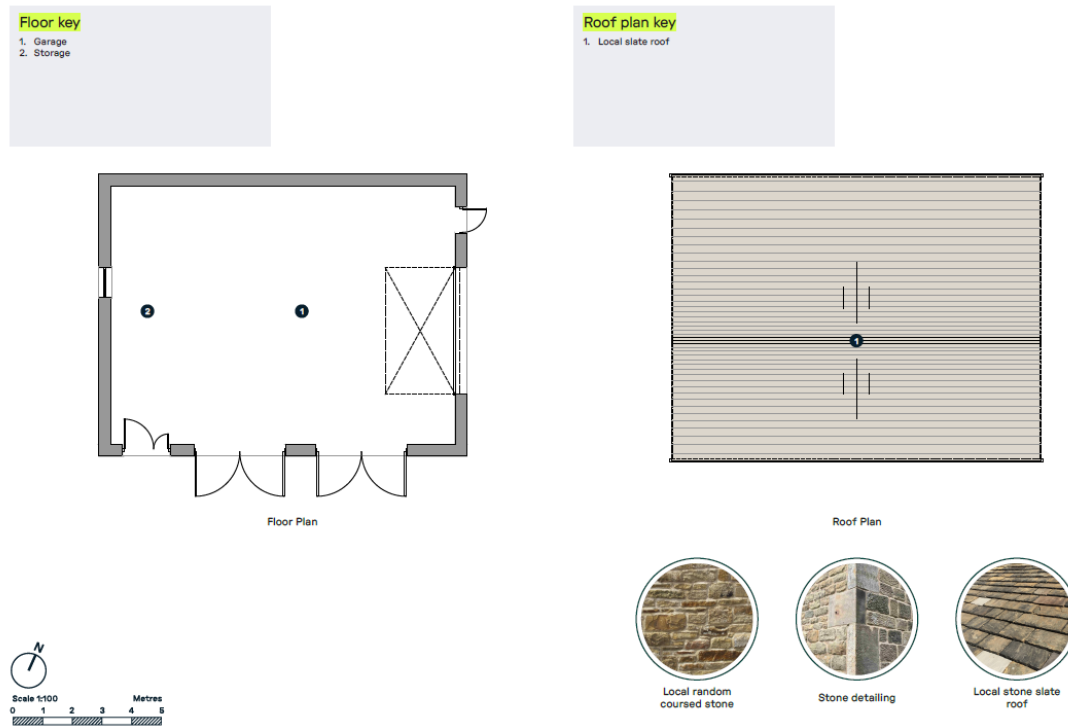


Figure 4: Proposed building layout plan



Figure 5: Proposed south and north elevations.

## Planning Policy

### Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise.

Below is a summary of the Development Plan documents and more detailed commentary on the relevant planning policies likely to be applicable for development proposals at the application site.

Ribble Valley Borough Council adopted their Core Strategy in December 2014 and it forms part of the borough's Development Plan. The previous 1998 Local Plan has now been fully superseded by the Core Strategy and no saved policies remain.

The Council also adopted the Housing and Economic Development (Development Plan Document) in 2019, which forms part of the Development Plan. The Council's Local Development Scheme states that a new Local Plan will be adopted in 2023, however, no progress on the Local Plan is evident from the Council's website. Therefore, the following documents comprise the area's development plan:

- Core Strategy 2008 – 2028 A Local Plan for Ribble Valley 2014
- Housing and Economic Development (Development Plan Document) 2019

### Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

Key policies pertaining to the proposed development include (note that there are no policies are relevant from the Housing and Economic Development (Development Plan Document) 2019):

- DS2: SUSTAINABLE DEVELOPMENT
- EN2: LANDSCAPE
- EN5: HERITAGE ASSETS
- DMG1: GENERAL CONSIDERATIONS
- DME2: LANDSCAPE
- DME4: PROTECTING HERITAGE ASSETS
- DMH5: RESIDENTIAL EXTENSIONS

### National Planning Policy

The National Planning Policy Framework (2024) sets out national planning policy for England. National Planning Practice Guidance provides further information on how policies should be interpreted.

National policy and guidance are material considerations in any planning decision.

The following key areas of national policy and guidance are of key relevance to this case:

- Section 2 – Achieving sustainable development.
- Section 4 – Decision-making.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.

## Key Planning Issues

### Principle of development

Policy DS2 of the Ribble Valley Core Strategy sets out the council's positive approach to sustainable development. The policy accords with paragraph 11 of the NPPF 2023 which states the following:

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

The application site has residential use and is located within the open countryside. The land and use are associated with Horton Grange, an existing dwelling.

Whilst specific details are provided in the design documents which accompany this submission, it is considered that the principle of a proposed garage on this existing parking area will not have an adverse impact on the landscape. It is considered that the site is of a location and size capable of accommodating the proposed garage structure without harm to the setting. There are a number of ancillary outbuildings which are used for ancillary residential purposes within the near vicinity which support the existing dwellings in the village.

The garage is proposed to sit within the existing established residential curtilage of the site.

Therefore, as the application proposes a garage that does not have an adverse impact on the landscape and does not extend the established residential curtilage, the proposal accords with Policy DS2 of Ribble Valley's Core Strategy 2014, and the NPPF 2024 (as amended).

### Design and landscaping

The existing site comprises an area of gravel for parking. It is proposed to construction the new garage on this area with access from the existing driveway. The proposal is designed to sit comfortably on the site.

Furthermore, the proposed development would enhance the existing landscape by planting additional hedging around the site, including to the north facing onto the highway. Due to the development being set back from the highway, it will not be readily visible from the street scene. Furthermore, the proposed planting will help the integration into the setting of the site and this cluster of properties.

The design of the garage has been influenced by the local character and vernacular of the area and takes account of its location within the setting of Horton Grange. Residential properties are located in a cluster and do not share a specific design; however, similarities exist. Typically, properties are large houses, with a moderate to large private amenity space. Material palettes of properties in the area differ, however, houses are typically constructed with traditional materials such as stone and their design is relatively traditional in nature.

The Design and Access Statement evidences that the proposed development responds to the existing character of the area and reflects this character within its design, which accords with Policy EN2 that states:

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 design is also considered to accord with policies DME4 and in general DMG1 which seek to ensure that development is sympathetic to the existing style, features, building materials and enhances the setting of any heritage asset. Moreover, the proposed development would, via this well-designed building, create a significant improvement in the visual impact of the existing gravelled parking area, by allowing cars to be accommodated under cover. This reflects paragraphs 131 and 133 of the NPPF 2024, which strongly encourages the development of high-quality buildings.

The proposed landscaping for the development results in a contained site, which is appropriately screened with native species within the countryside. Therefore, it is considered that the proposed development accords with policies EN2 and DMG1 of the Core Strategy 2014, and the NPPF 2024 (as amended).

### **Highways and parking**

The existing access will be utilised and enhanced. The existing access provides good visibility splays where the private drive meets Horton Road.

The proposed garage provides for a number of parking spaces within it. Therefore, the proposal ensures highway safety is maintained and accords with policy DMG3 of the Core Strategy 2014 and the NPPF 2024.

### **Amenity**

The proposed garage will be centred on existing residential curtilage. The site lies adjacent to the access track to other properties beyond. The nearest residential property is about 20m from the nearest residential dwelling.

The proposed development will implement a native landscaping scheme which shall reinforce existing site boundaries. As such, the proposal does not result in any harm with regard to overlooking or loss of light to any neighbouring property due to the spatial

distance of neighbouring properties from the proposed new dwelling. Therefore, the proposed development would accord with policy DMG1 of the Core Strategy 2014 and the NPPF 2024 (as amended).

### **Ecology**

The site is currently a gravelled area which is basically hardstanding with no ecology value. The proposed building has been designed to include ecology measures within it to promote nesting etc.

The proposed development would not impact any protected species and would comply with policy EN4 of the Core Strategy 2014 and the NPPF 2023 (as amended).

### **Conclusion**

Section 38(6) of the Planning & Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise.

The application is made in accordance with the development plan. The proposed development has been designed sensitively. This has resulted in a high-quality design being developed and would have a positive impact on the wider landscape and character of the area. Furthermore, all technical matters have been carefully considered, and the development would not result in harm to highways or ecology in the area.

Therefore, the proposed development accords with national and local policies, and should be positively determined without delay.