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| RIBBLE VALLEY BOROUGH COUNCIL |  |  |
| Development Department  |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA |  |  |
| Telephone: 01200 425111 | Fax: 01200 414488 |  | Planning Fax: 01200 414487 |  |
| Town and Country Planning Act 1990 |  |  |  |
| REFUSAL OF PLANNING PERMISSION |
| **APPLICATION NO:** | 3/2020/0114 |  |  |  |
| **DECISION DATE:** | 16 March 2020 |  |  |  |
| **DATE RECEIVED:** | 06/02/2020 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs LaycockC/o Agent |  | Miss Jessica TebayML Planning Consultantancy Ltd5 Bobbin Mill CottagesStubbins LaneClaughton on BrockPreston PR3 0PL |
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| **DEVELOPMENT PROPOSED:**  | Conversion of existing building to one new dwelling with associated parking and gardens (Resubmission of application 3/2019/0891). |
| **AT:** | Barn at Crooked Field Chipping Road Chaigley BB7 3LT |
| Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s): |
| 1 | The proposal is considered contrary to DMH4 of the Ribble Valley Core Strategy insofar that that the building and its materials are not considered worthy of retention by virtue of their intrinsic interest, their potential or contribution to their setting within the defined Forest of Bowland AONB. |
| 2 | The proposal is considered to be in direct conflict with Key Statement EN2 and Policies DMG1, DMG2, DMH3 and DMH4 of the Ribble Valley Core Strategy by virtue of its design and external appearance in that the proposal would result in the introduction of an incongruous form of residential development which is overtly domestic and suburban in appearance which fails to reflect local distinctiveness, vernacular style or acknowledge the special qualities of the area or contribute or enhance its setting.  |
| 3 | The proposal is considered contrary to Policy DMH4 of the Ribble Valley Core Strategy insofar that it has not been adequately demonstrated that the building to be converted benefits from a genuine history of use for the purposes of agriculture or a rural enterprise.P.T.O. |
| 4 | The proposed conversion would result in the creation of a new residential dwelling, without sufficient or adequate justification, that does not benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statements DS1, DS2, DMI2 and Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development. |
| **Note(s)** |  |  |  |  |  |
| 1 | For rights of appeal in respect of any reason(s) attached to the decision see the attached notes. |
| 2 | The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. |
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| **NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |
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