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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **17.11.2021** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0989 | | | | | |  | | | | |
| **Date Inspected:** | | | 22.10.2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **REFUSE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed annexe within the residential curtilage. | | | | | | | | |
| **Site Address/Location:** | | | | | Cliveden, Sandy Bank, Chipping, PR3 2GA | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No objection subject to technical conditions | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DS1: Development Strategy  Policy DS2: Sustainable Development  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMH5: Residential and Curtilage Extensions | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2015/0887 - Alterations and extensions to form five-bedroom dwelling - Approved | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site comprises the dwelling now known as Cliveden which is a remodelled 5-bedroom dwelling set within a substantial garden. There are a few large outbuildings in the garden. The site is accessed off Longridge Road via Sand Bank and then an unmade private drive which serves a few dwellings. The site is located in open countryside within the Forest of Bowland AONB. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for a 2 bed annex in the residential curtilage | | | | | | | | | | | | | |
| **Principle of Development:**  The site lies outside any settlement boundaries and DS1 seeks to concentrate new housing development in the most sustainable areas. Core Strategy Policy DMG2 states that development in tier 2 settlements and open countryside must meet certain criteria.  Pre application advice was sought with regard to the construction of a dwelling in the garden of the property for a family member to live in with a carer. It was advised that a self-contained dwelling would not be supported, however if there is a genuine need for the family member to live semi independently with their family then an annexe may be appropriate. However, this would need to be linked to the main dwelling and small scale.  An annexe should normally have a functional link with and be ancillary to the dwelling, which means that the annexe would rely on the facilities within the dwelling or require support from its occupants.  The development proposed although described as an annexe is not considered to be an annexe other than the willingness to accept a condition tying to the main house. The scheme presented is a 2 bed bungalow with living room, kitchen diner, study, bathrooms and ensuite detached from the main house. It has its own parking and patio area. It also provides carers accommodation within it.  The building has no functional link with the main house and is essentially a detached dwelling.  The proposal is considered to be unacceptable in principle as it is not considered to be an ancillary domestic structure and is an unsustainable form of development in the open countryside.  Policy DMH5 of the Core Strategy requires that where extensions to properties are required to provide accommodation for dependant relatives it must meet the following criteria:  1. THE DEVELOPMENT MUST BE CAPABLE OF INTEGRATION INTO THE MAIN DWELLING OR A USE THAT IS  ANCILLARY TO THE USE OF THE MAIN DWELLING HOUSING WHEN CIRCUMSTANCES CHANGE.  2. THE EXTENSION SHOULD GENERALLY SPEAKING PROVIDE ONLY A MODEST LEVEL OF  ACCOMMODATION.  The personal circumstances of the applicant are considered however the accommodation should be designed so that it maintains a functional link to the parent dwelling and the level of independent living accommodation is not considered to be justified. The proposal is considered contrary to policies DMH5 and DMG2.  Notwithstanding the above, the other material considerations are discussed below. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed building is approx. 25 metres from the host property and there are no residential amenity issues raised | | | | | | | | | | | | | |
| **Visual Amenity:**  The site lies within the Forest of Bowland AONB and policy EN2 requires that ‘any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced’  Consideration must be had to the cumulative impact of development on the character of the AONB landscape but in this case the building will be located in an unobtrusive position in the property’s garden within an existing cluster of buildings and would be constructed using traditional materials. It is considered that the character of the landscape would be maintained and the visual impact minimal. | | | | | | | | | | | | | |
| **Highways:**  The highway officer raises no objection subject to the proposal remaining ancillary to the house. As discussed above the proposal has its own parking spaces and is quite capable of being occupied fully independently. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development due to its scale, degree of separation from the parent dwelling and level of independent living accommodation proposed is not considered to be an ancillary development to the parent dwelling and as such would represent an unsustainable form of development contrary to policy DMG2 of the Core Strategy for the Ribble Valley. As such it is recommended accordingly: | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is refused. | | | | | | | | | |