|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SK | **Date:** | 27.10.22 | **Manager:** | **NH** | **Date:** | **01.11.22** |
|  |
| **Application Ref:** | 2022/0342 |  |
| **Date Inspected:** | 22/08/22 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
|  |
| **Development Description:** | Proposed change of use from kennels and cattery to single dwelling with garden. |
| **Site Address/Location:** | Edencroft Kennels Hesketh Lane Chipping PR3 2TH |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| No representation received in respect of the application. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objections to the proposal. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations have been received in respect of the proposal. |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsKey Statement EN2 - LandscapePolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy DMH3 – Dwellings in the Open CountrysidePolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2007/0718:**Demolition and replacement of existing dog kennel block. (Approved)**2007/0486:**Extension and refurbishment of existing dwelling. (Approved)**1995/0049:**Demolish building and replace with new building for reception/grooming area. (Approved)**1994/0132:**Replacement and upgrading of existing kennels. (Approved) |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an existing Sui Generis planning unit consisting of a cattery/kennelling business and associated residential dwelling occupied by the operations of the aforementioned commercial use.The site is located within the designated Forest of Bowland AONB, being located outside of any defined settlement limits. The site to which the application relates forms part of an existing small cluster of residential ribbon development fronting Hesketh Lane. The surrounding area is largely rural in character being typified by relatively open-aspect agricultural land.  |
| **Proposed Development for which consent is sought:**The submitted details propose the demolition of three existing kennel buildings and one existing office building and the cessation of the cattery/kennelling business. In this respect the proposal seeks consent for a change of the existing site from that of mixed-use sui generis, consisting of C3 residential use and sui generis, to solely that of a C3 residential planning unit. In this respect the areas of the site currently accommodating the kennels and office building would therefore become private garden area associated with the existing dwelling. The submitted details further propose the erection of an oak-frame double-garage building with integral store, being located to the north and rear of the existing dwelling on-site. |
| **Principle of Development:**The existing planning unit is considered sui-generis insofar that it accommodates a mixed-use of that of C3 residential and sui-generis kennels/cattery. The proposal seeks to remove the kennelling/cattery element from the existing planning unit to allow it and associated land to return to solely that of C3 residential use.In this respect it is not considered that the proposal results in any direct conflicts with Policy DMG2 or DMH3 of the Ribble Valley Core Strategy insofar that the proposal does not result in the creation of a new residential planning unit outside of defined settlement limits, with the proposal simply seeking consent for the cessation of an existing commercial use and the use of the lands associated with the use to return to that of C3 residential use. |
| **Impact Upon Residential Amenity:**Given the proposal seeks the demolition of a number of kennel buildings associated with the existing cattery/kennelling activities on site, it is considered that the removal of theses structures and the resultant cessation of the cattery/kennelling use will have a positive impact upon nearby residential amenities compared to that of the existing usage. Particularly insofar that the cessation of the use will result in less non-residential activity on-site and will result in a reduction in potential noise or other activities which may have possessed the potential to have detrimental impacts upon neighbouring or nearby residential amenities.Taking account of the proposed garaging/store building, taking account of the scale, sitting and nature of the structure, it is not considered that it will result in any detrimental impacts upon neighbouring or nearby residential amenities by virtue of a loss of light or overbearing impact. |
| **Visual Amenity/External Appearance:**The submitted details propose the demolition and removal of a number of kennel buildings and associated office building currently serving the existing Sui Generis use on site. In this respect the removal of the structures will result in a reduction of built-form within the Forest of Bowland AONB and will result in the removal of a number of structures that are of a somewhat discordant appearance given their location within a largely residential context. As such, the removal of the structures is considered to result in an improved relationship with the surrounding character of the immediate area, with the land upon which the kennels (and office building) are located to be returned to that of open private garden area associated with Edencroft.The submitted details also propose the erection of a single-storey timber clad building that will accommodate a double-garage arrangement and storage shed. It is proposed that the structure will be sited to the north of the existing dwelling and slightly to the north of the location of the current office building that will be demolished.The structure will be clad primarily in timber, being constructed of oak frame and oak panelling with timber shingle roof. Taking account of the appearance and siting of the building it is not considered that the garage/store structure will result in any detrimental impact upon the character or visual amenities of the area nor that of the Forest of Bowland AONB. It is further considered that the significant reduction in the quantum of development being accommodated, by virtue of the proposed demotion, will result in an overall enhancement to the character and visual amenities of the area with the resultant development representing a more sympathetic contextual response to the nature of nearby development and the character of the area. |
| **Landscape/Ecology:**No implications resultant from the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |