|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **29.11.22** | **Manager:** | **LH** | **Date:** | **08.12.22** |
| **Site Notice displayed** | **N** | **Photos uploaded** | **Y** |  |
|  |
| **Application Ref:** | 3/2022/0913 |  |
| **Date Inspected:** | 10.11.22 |
| **Officer:** | **KH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **Approval** |
|  |
| **Development Description:** | Retention and regularisation of unauthorised kennels 6.5m x 3m and stables 6.2m x 3m. |
| **Site Address/Location:** | Little Dudlands Farm, Rimington Lane, Rimington |
|  |
| **CONSULTATIONS:**  | **Parish/Town Councils** |
| No responses. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
|  | **LCC Highways:** No comments. |
|  |
|  |  |
|  |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:****Policy DS1: Development Strategy** **Policy DS2: Sustainable Development****Policy DMG1: General Considerations**  |
| **Relevant Planning History:**16/1145 – Discharge of conditions.16/0216 –Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant – Approved.14/1090 – Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plan – Refused. Appeal lodged – Dismissed. 14/0174 – Conversion of barns to three dwellings with detached garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plan – Withdrawn. 11/0591 – erection of 42 no, photovoltaic panels on barn roof – Approved. |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to land associated with Dudlands Farm situated to the North-East of Rimmington.The immediate built form consist of the farmhouse, agricultural buildings and converted agricultural buildings all of which are accessed off Rimington Lane.The surrounding area comprises agricultural fields within open countryside. |
| **Proposed Development for which consent is sought:**Retention of unauthorised 4 dog kennels measuring 6.5m x 3m and two stables 6.2m x 3m for private use only. |
| **Principle of Development:**The application site lies outside of a defined settlement. The siting of the small-scale kennel building for domestic use within the residential curtilage, and the small-scale stable building for private recreational use is acceptable in principle, subject to acceptable size, siting and design. |
| **Design and Materials:**The DAS makes many references to the dog kennels being mobile. These structures are not mobile but are module buildings without foundations. The kennels measure 6.5m x 3m with maximum height of 2.25m constructed in blockboard with steel grill and profile roof sheets. The kennels are sited within the curtilage of the house and are partially screened by an existing stone wall.The stables measure 6.2m x 3m with maximum height of 2.3m constructed in timber with profile sheet roof and timber doors. The stables are sited outside of, but close to, the residential curtilage of the house and are read in conjunction with the house and kennels.This is acceptable. |
| **Residential Amenity:**The settlement of Rimington lies some 600m to the South.There are residential properties which are within close proximity to the site which are conversions of the previous agricultural buildings. The Old Stone Barn is sited 18.5m to the northwest of the structures, The Granary is sited 25m to the north and there is also a tractor repair shop approximately 50m to the east. None of these properties would be unduly affected by the proposed development which is proposed for private use only. This is acceptable. |
| **Visual Amenity:**It is important that new buildings and structures are sited close to the existing buildings and that their scale is limited as much as possible.The site has public footpaths close by to the north and east of the site. However, the development would be screened from these by virtue of the existing farmhouse. The kennels are sited close to the existing dwellinghouse, Little Dudlands and the stables are located nearby in the adjacent field. The siting therefore would be acceptable and would not result in any unacceptable impact on the landscape.In terms of visual impact this is acceptable. |
| **Observations/Consideration of Matters Raised/Conclusion:**The retention of these small-scale buildings is acceptable in terms of size, location and design and therefore they can be retained. |
| **RECOMMENDATION**: | Approve |