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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2022/1022 |  |
| **Date Inspected:** | 24/08/22 |
| **Officer:** | KH. Signing Officer LH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Variation of Condition 2 (Plans) from planning permission 3/2020/0981 to allow alterations to the design of units 3 and 4 (retrospective). |
| **Site Address/Location:** | Land at Moran’s Farm Pendleton Road Wiswell BB7 9BZ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objections subject to implementation of the approved access arrangements prior to occupation. |
| Neighbour Responses:* The holiday lodges have been constructed significantly different than on the approved planning drawings in terms of material, size increases of the footprint and height changes have also been made to the location and size of habitable room window and door positions;
* In addition significant changes have been made to the extent and height of the external decking areas and external hot tubs;
* Large French doors and windows directing views from habitable room windows to habitable room winos have been undertaken adding to the overbearing impact;
* The alterations have cause unacceptable overlooking issues to the neighbouring property with unrestricted views of the private amenity areas;
* The boundary between lodge 4 and the neighbouring private amenity space is a low level post and mesh fence which does not provide any effective screening;
* The boundary wall between lodge 2 and the neighbouring property steps down to suit the topography of the site and provides partial screening, however, the amendments would result in unrestricted views into the orangery room and private amenity spaces;
* The decking area of lodge 2 extends further than indicated on the drawings. When in use with the hot tub this would allow unrestricted views into the property and private amenity spaces;
* The significant amendments and increase in overall scale of the constructed holiday lodges in close proximity to the boundary is in direct conflict with Policy DMG1 and has further increased the dominance, overbearing and oppressive impact of the development and severe detriment to the private amenity areas of Lynwood;
* The lodges have been equipped with air source heat pumps on the north elevations of lodges 2 and 4 adjacent to the boundary and in close proximity to a bedroom window at the adjacent premises – these will cause unacceptable noise nuisance levels to residents;
* The site layout and drawings don’t match up, the original permission was all doors and access to face inwards to protect privacy. One lodge has been flipped 180 degrees;
* If the council choose to accept this route, we must insist on a minimum 20’ height conifers and timescale of no less than 20 years;
* We purchased out property on the strength of approved planning for the lodges after studying the drawings and decided the privacy of the new owners was respected;
* The chalets are higher than anticipated at circa 500mm than approved plans
* The internal design has been changes to accommodate an extra 9 windows and bi-folding doors facing our property;
* Also hot tubs and the decking has been extended by 5m;
* A full retrospective application is needed due to the amount and size of the transgression invading our privacy and overbearing in an area sandwiched between an AONB and two village conservation areas. Given the fact that most of the changes have been completed and are additions not variations we’d expect a full refusal of the variation order, and
* Query over land boundaries.
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| **RELEVANT POLICIES:** |
| Ribble Valley Core Strategy:Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN2 – LandscapeKey Statement EC3 – Visitor EconomyPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME1 – Protecting trees and WoodlandsPolicy DME2 - Landscape and Townscape ProtectionPolicy DME3 – Site and species protectionPolicy DMB1 – Supporting Business Growth and Local EconomyPolicy DMB3 – Recreation and Tourism DevelopmentNational Planning Policy Framework (NPPF)National Planning Policy Guidance (NPPG) |
| **Relevant Planning History:**3/2020/0981 – Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity area – Approved 17/03/21.  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is located within the open countryside on the north western side of Pendleton Road over 750m north east of the settlement boundary for Wiswell. The site formerly comprised of farm buildings, farmyard and riding arena. The site is between two detached residential properties both with substantial rear gardens.The previous structures have been removed and work has commenced and three lodges places upon the site. There is also a site cabin and portaloo as well as various building equipment.Vehicular access is directly from Pendleton Road. At present the existing access is used for construction vehicles with a revised access with appropriate visibility splays approved.  |
| **Proposed Development for which consent is sought:**This application seeks to vary the approved plans in respect of lodges 3 and 4 only. Lodges 1 and 2 are not included in this application and therefore no consideration is given to these. The application site boundaries remain the same as the original permission issued in 2021.This application includes a slight increase in the ground level of 30mm and changes to the sizes, material finishes and fenestration of these two lodges. The changes have already been undertaken.A 2m fence within the site adjacent to Lodge 4 and improved landscaping to the boundaries adjacent to plots 3 and 4 are also proposed.Lodge 3 as approved measured 6.61m x 16.11m at a maximum height of 3.876m. The revised lodge measures 6.903m x 16.398m with a maximum height of 3.963m.The approved materials were Siberian Larch cladding with Grey metal roof and Anthracite Grey windows and doors.The proposed materials are Western Red Cedar cladding with Grey metal roof and Anthracite Grey windows and doors. Lodge 4 as approved measures 6.6m x 16.1m at a maximum height of 3.9m. The revised lodge measures 6.824m x 16.025m with a maximum height of 3.946mThe approved materials were Siberian Larch cladding with Grey metal roof and Anthracite Grey windows and doors.The proposed materials are Western Red Cedar cladding with Grey metal roof and Anthracite Grey windows and doors.  |
| **Principle of Development:**The principle of four holiday lodges on this site was established under planning permission 3/2020/0981 approved in March 2021. |
| **Visual Amenity/Landscape:**The site lies in open countryside with the lodges already approved. Some limited changes are proposed to lodges 3 and 4.The position of the lodges has not changed in terms of siting and orientation. Whilst the size, design and materials have been changed this has limited impact on visual impact in this respect. The proposed 2m gate and fence between lodge 4 and the boundary would be approximately 7m long and does not raise any undue issues.The proposed landscaping to the boundary of lodges 3 and 4 and the site boundaries subject to appropriate details being submitted would be acceptable and provide some screening and softening to the site. |
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| **Residential Amenity:** The site is between two residential properties. Lynnwood to the north east and Highfield to the south west. Both are large detached properties with rear gardens the same length as the application site.Lynnwood has recently changed ownership (and its name to Tilly’s Return) and is currently undergoing some renovations and building works as part of an approved planning permission (3/2022/0247) including reconfiguring internal rooms, single storey rear extension and patio area.Lodge 3 lies closest to the north east boundary with Lynnwood. A 2m high fence is proposed to be erected between the side of Lodge 4 and the boundary with Lynwood at 2m which will provide some screening for both properties together with a native hedgerow along that part of the boundary details of which can be controlled by condition.Lodge 4 lies closest to the south west boundary with Highfield. A native hedgerow is proposed along that part of the boundary details of which can be controlled by condition.In terms of changes to the fenestration Lodge 3 would have 2 windows serving one bedroom and a kitchen window as well as patio doors to the lounge along the south west elevation facing the side garden boundary of Highfield. The approved plan for Lodge 3 had two bedrooms with a window in each and a kitchen and dining room window along the south elevation. In terms of changes to the fenestration Lodge 4 would have two bedrooms windows a utility door as well as a kitchen and dining room patio doors along the north elevation facing the side garden boundary of Lynnwood. The approved plan for Lodge 4 had a bedroom window, patio doors to serve a bedroom, entrance door, kitchen window and patio doors to the dining room along the north elevation. The changes are minimal in terms of impact and would not lead to any additional overlooking or privacy issues for the neighbouring properties.  |
| **Highways:**The scheme is acceptable in terms of the limited changes proposed in respect of highway issues subject to the access being constructed in accordance with the approved plan prior to occupation. |
| **Trees:**There are existing trees within and adjacent to the site which are to be retained and therefore need to be protected during the development. |
| **Ecology:**The ecology implications were assessed as part of the 2021 application approved in June 2022 and this proposal would not adversely impact on that. |

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| **Observations/Consideration of Matters Raised/Conclusion:**The changes proposed to the design and materials and slight changes in levels to units 3 and 4 only are minor in scale and would not unduly impact on amenity, highways or ecology subject to appropriate conditions. |
| **RECOMMENDATION**: | That planning permission be granted |