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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **21/11/23** | | **Manager:** | | **KH** | **Date:** | **21/11/23** |
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| **Application Ref:** | | | | 3/2023/0742 | | | | | | |  | | | |
| **Date Inspected:** | | | | 23/10/23 | | | **Site Notice:** | | 23/10/11 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed single storey extension to rear of holiday let. | | | | | | | | | |
| **Site Address/Location:** | | | | | Cuthbert Hill Farm, Garstang Road, Chipping, PR3 2QJ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received in respect of the proposed development. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| One letter of representation has been received. Whilst the letter is in support of the proposed development, errors in the submitted documentation have been highlighted, including incorrect land boundaries. Following this, the land boundary edged in blue on the submitted Location Plan has been amended accordingly. Concerns have also been raised in relation to the unauthorised use of a new shed for domestic accommodation, however this is not considered to be relevant to the determination of this application. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development  Key Statement EN2: Landscape  Key Statement EC3: Visitor Economy  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMB1: Supporting Business Growth and the Local Economy  Policy DMB3: Recreation and Tourism Development  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2022/0047: New access to the highway (following the blocking off of existing) and extension to existing agricultural building. (Approved)  3/2021/1075: Regularisation of change of use of dwelling house to holiday let and siting of ancillary welfare unit. (Approved)  3/2013/0340: Proposed extension to an existing agricultural building to provide storage for silage and straw to be used for cattle on the farm. (Approved)  3/2012/0744: Application for the discharge of condition no. 1 (timescale) and condition no. 2 (materials) of planning permission 3/2009/0874P. (Approved)  3/2012/0274: Proposed new agricultural building for the storage of manure. (Approved)  3/2009/0874: Renewal of planning consent 3/2006/0845P, for a two-storey extension and a single storey double garage. (Approved)  3/2006/0845: Two storey extension and a single storey double garage. (Approved)  3/1997/0023: Timber framed agricultural storage/stock building. (Approved)  3/1994/0495: Change of use of agricultural land to residential curtilage to provide improved vehicular access and extension of existing dwelling. (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a two-storey holiday let property at Cuthbert Hill Farm. The application property comprises a traditional stone-built building, with slate roof tiles and timber windows, located adjacent the highway of Garstang Road. The site to which the application relates is situated within the open countryside and the Forest of Bowland Area of Outstanding Natural Beauty, approximately 1.5km west of Chipping and 5km North of Longridge. The surrounding area is predominantly rural in character, consisting of open agricultural fields and the occasional dwelling/ farmstead. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey rear extension.  The proposed extension would project a maximum of 3.6m from the rear elevation of the property and would extend a length of 5.1m. A lean-to roof form would be incorporated which would measure 2.9m to the ridge with the eaves falling to 2.1m. To the south-western facing side elevation of the proposal, 1no. full length window would be featured, whilst the south-eastern facing rear elevation and north-eastern side elevation would be open ended, resulting in the extension resembling a canopy structure.  In regard to materiality, the proposed development would be constructed from natural stonework, slate roof tiles and timber windows to match that of the existing property. | | | | | | | | | | | | | | |
| **Principle of Development:**  Policy DMB3 of the Ribble Valley Core Strategy Sates that ‘*planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:*   1. *The proposal must not conflict with other policies of this plan;* 2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required core strategy adoption version 111 in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;* 3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;* 4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;* 5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and* 6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*   The proposed relates to an extension to an existing holiday let and would be modest in terms of scale and footprint. As such, the proposal is considered to be acceptable in principle subject to an assessment of the material planning considerations.  The proposal site is also situated within the Forest of Bowland Area of Outstanding Natural Beauty and therefore additional consideration will also be given towards the effect of the proposal on the visual character of the surrounding landscape. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The closest dwelling to the proposed development is Halton Hill Farm, situated in excess of 180m to the south-east. Given this separation distance, it is not considered that the proposed extension would result in any undue harm upon any neighbouring residential receptors. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Policy DMG1 of the Ribble Valley Core Strategy states:  ‘*All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building material...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.’*  The application site is also located with the Forest of Bowland Area of Outstanding Natural Beauty. With regard to development within the AONB, Key Statement EN2 states:  ‘*The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*  The proposed extension would comprise a relatively modest footprint and would be of a size and scale appropriate for a single storey rear extension in relation to the host property. Whilst the proposed development would be partially visible from the Public Right of Way which runs through the site to the south-west, the extension would be constructed from natural stonework, slate roof tiles and timber windows which would be consistent with the existing built form of the holiday let. The proposed works would therefore visually integration with the parent building and would not appear an incongruous or anomalous addition to the application site or wider locality. It is therefore not considered that the proposed rear extension would be unduly harmful to the character of the application property, nor is it anticipated that the works proposed would be significantly detrimental to the visual amenities of the surrounding AONB landscape. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have not been consulted in regard to the proposed development, however the proposed works would not result in an increase in the number of bedrooms at the site, nor would it involve any alterations to the existing parking arrangements. The proposal is therefore considered to be acceptable in relation to highway safety and parking. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints have been identified in relation to the proposed development. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to the imposition of conditions. | | | | | | | | | | | |