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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 19/12/23 | **Manager:** | **LH** | **Date:** | **21/12/23** |
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| **Application Ref:** | 3/2023/0947 |  |
| **Date Inspected:** | 28/11/23 | **Site Notice:** | 28/11/23 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL** |
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| **Development Description:** | Permission in principle application for one new dwelling. |
| **Site Address/Location:** | Brentwood, Pendleton Road, Wiswell, BB7 9BZ. |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **Wiswell Parish Council:** | Object to the proposal on the following basis:* concerned that the proposals represent new residential development in open countryside representing a significant change in land usage
* concerned about a “Trojan horse” precedent whereby approval for one dwelling escalates into multiple applications in the future for the application site
* the proposed development would be undertaken on land not previously occupied by domestic dwellings or derelict farm buildings
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections. |
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| **United Utilities:** | No objections.  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None.  |
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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 H2: Housing Balance Policy DMG1: General considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport and Mobility Policy DMH3: Dwellings In The Open Countryside And AONB National Planning Policy Framework (NPPF)  |
| **Relevant Planning History:****3/2023/0566:**Proposed new vehicular access. Resubmission of application 3/2023/0038 (Approved)**3/2023/0038:**Proposed new vehicular access (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached bungalow property located on the North-eastern outskirts of Wiswell. Access to the application is from Pendleton Road via driveway which terminates at the property’s integral garage. The application property comprises front and rear garden areas with an expanse of additional land in the applicant’s ownership extending to the North-east and North-west of the application property. The wider area comprises a mixture of isolated dwellings, woodland, agricultural land and open countryside. |
| **Proposed Development for which consent is sought:**Permission in Principle is sought for the construction of a new dwelling. The proposed dwelling would be sited directly adjacent to the North-east of the property known as Brentwood on land in the applicant’s ownership. |
| **Principle of Development:**Permission in Principle applications may onlydeal with the principle of development. Any other details relating to any other material planning consideration are to be dealt with within any future Technical Details application. Key statement DS1 of the Ribble Valley Borough Council Core Strategy sets out the spatial vision for the Borough as follows: *The majority of new housing development will be:* * concentrated within an identified strategic site located to the South of Clitheroe towards the A59; and
* the principle settlements of:
	+ Clitheroe;
	+ Longridge; and
	+ Whalley

*In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits.*In addition, Policy DMG2 of the Core Strategy states: *Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:* *1. The development should be essential to the local economy or social well-being of the* *area.* *2. The development is needed for the purposes of forestry or agriculture.* *3. The development is for local needs housing which meets an identified need and is* *secured as such.* *4. The development is for small scale tourism or recreational developments appropriate* *to a rural area.* *5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.* *6. The development is compatible with the enterprise zone designation* In a similar vein, Policy DMH3 seeks to restrict residential development to development essential for the purposes of agriculture or residential development which meets an identified local need. The same policy also allows for the conversion of buildings to dwellings and for the rebuilding and replacement of dwellings under certain circumstances. In this instance, the proposal development relates to the construction of a new dwelling on land within the applicant’s ownership which lies outside of the defined settlement area of Wiswell. As such, the application site lies within the defined open countryside. In terms of justification for the proposed development, the application’s supporting information states that the application site lies within the defined residential curtilage of Brentwood and as such is effectively not sited within the open countryside. The application’s supporting information further states that the application site lies within the Green Belt which in turn allows for support of the proposed development under Paragraph 149 (e) of the National Planning Policy Framework. Notwithstanding these assertions, the application site in question comprises an undeveloped land parcel which is clearly severed from the domestic curtilage area of Brentwood with no planning history showing any extension of domestic curtilage into the application site. Furthermore, constraint analysis shows the application site as lying outside of the Borough’s Green Belt areas. As such, the above assertions cannot be considered as relevant to the application in question. In terms of the policy tests, no evidence has been provided to demonstrate that the proposed dwelling would be essential to the local economy or social well-being of the area, nor has any evidence been provided to demonstrate that construction of the proposed dwelling relates to local needs housing to meet an identified need. In addition, the proposed development would not be used in relation to agriculture, small scale tourism, recreation or any small-scale uses that would be appropriate within a rural area. Furthermore, the proposed dwelling would be a new build property and would not involve the rebuilding or replacement of an existing dwelling or conversion of an existing building. The immediate surroundings are largely characterised by fields with a small number of dwellings. A new dwelling on this site would introduce further urbanisation and detract from the rural character.Taking account of the above, the proposal would fail to meet the criteria within Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Borough Council Core Strategy. Policy DMG3 seeks to support development proposals which are well related to the primary road network and can be accessed by sustainable transport modes. This is in line with one of the overarching objectives of the NPPF to encourage sustainable development and in turn reduce reliance on private motor vehicles. The introduction of a new dwelling in this location is not considered to satisfy policy DMG3 or the NPPF by virtue of its open countryside location and distance from Wiswell which is itself a Tier 2 Village and therefore considered less sustainable in the settlement hierarchy as outlined in the development strategy (Policy DS1).For the above reasons the proposal is therefore unacceptable in principle.  |
| **Observations/Consideration of Matters Raised/Conclusion:**It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal. |
| **RECOMMENDATION**: | That Permission in Principle be refused for the following reason: |
| **01:** | The proposal would lead to the creation of a new residential dwelling in the defined open countryside without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. A new dwelling on this site would introduce further urbanisation and detract from the rural character. Furthermore the siting of the application site outside of the defined settlement area of Wiswell means that future occupants would likely be reliant on a private motor vehicle. Therefore the proposal fails to comply with Key Statement DS1, DS2 and DMI2 and Policies DMG2, DMH3 and DMG3 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework. |