

This report needs to be read in conjunction with the Decision Notice.

DATE INSPECTED: 05 August 2014

Ribble Valley Borough Council

## DELEGATED ITEM FILE REPORT - APPROVAL

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Ref: CB

Application No:

3/2014/0664/P

Development Proposed:

Two no. roof lights at 14 Goose Lane, Cottages, Chipping, PR3 2QF. Resubmission of application 3/2014/0275/P.

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### CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received.

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### CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

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### CONSULTATIONS: Additional Representations.

No representations have been received.

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### RELEVANT POLICIES:

*Ribble Valley Districtwide Local Plan*

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV3 - Development in Open Countryside.

Policy ENV7 - Protected Species.

Policy H17 - Building Conversions - Design Matters.

*Ribble Valley Core Strategy Submission Version as proposed to be modified*

Policy DMG1 - General Considerations.

Policy EN2 - Landscape.

Policy DME2 - Landscape and Townscape Protection.

Policy DME3 - Site and Species Protection and Conservation.

Policy DMH3 - Dwellings in the open countryside and AONB.

Policy DMH4 - The conversion of Barns and other Buildings to Dwellings.

*National Planning Policy Framework.*

Achieving Sustainable Development.

Section 11 - Conserving and enhancing the Natural Environment.

Section 12 - Conserving and Enhancing the Historic Environment.

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### COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to a former dairy building situated on the outskirts of Chipping within an area of open countryside located within the Area of Outstanding Natural Beauty. The former dairy building was converted to a number of dwellings in the 1990s. As part of that permission permitted development rights were removed from all properties.

Following refusal of planning application 3/2014/0275/P which sought permission for four rooflights; two on each roof slope. Permission is now sought to insert two roof lights in the rear roof slope of the property only.

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The building to which the building forms part is a traditional rural building set within an area of undulating lowland farmland. The building is thus seen from long range views north and southwards, however, it is the front elevation of the building that is considered to be its principal elevation and there are long range views of this from Goose Lane across open fields and it is considered that it is this front roofslope that must be protected from harmful insertions.

Paragraph 115 of the NPPF states:

*"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection for landscape and scenic beauty".*

The building to which the application site forms part is considered to be a heritage asset (non-designated) and Paragraph 131 of the NPPF document states:

*"In determining planning applications, local planning authorities should take account of ... the desirability of new developments making a positive contribution to local character and distinctiveness."*

The insertion of two roof lights on the rear roofslope is considered to be the least harmful visually, and I thus recommend the application be approved in accordance with the amended plans received on the 11 August 2014 which illustrated the rooflights relocated to the rear elevation.

The Council's Countryside Officer has raised concerns that the application has been validated without a bat survey being submitted and requests a bat survey is undertaken prior to commencement of works to ensure no bats are present anywhere within the roofscape of the dwelling. The application will be approved subject to a condition ensuring this European Protected Species are not adversely affected and requiring the rooflights to be of a conservation type.

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**RECOMMENDATION:** That conditional planning permission be granted.