

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2014/0689

DECISION DATE: 10 September 2014

DATE RECEIVED: 16/07/2014

APPLICANT:

Mrs K Butcher and Mrs C Quick
c/o Agent

AGENT:

Avalon Town Planning Ltd
Reedley Business Centre
2 Redman Road
Reedley
Burnley
BB10 2TY

DEVELOPMENT PROPOSED: Conversion and extension of derelict house to create 2 holiday cottages, creation of off street parking and siting of septic tank

AT: Cowley Brook Farm Higher Road Longridge Preston PR3 2YX

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed two units of holiday accommodation would offer only minimal benefit to the provision of tourist accommodation in the locality and consequently minimal benefit to the rural local economy. Due to the site's location that is isolated from any services and facilities and is not served by public transport, the use of the holiday let would be heavily dependent upon the use of the private car. The proposal is therefore considered to be contrary to Policy RT1 of the Ribble Valley Districtwide Local Plan, Policy DMB3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified and the key sustainability principles of the National Planning Policy Framework.
- 2 The proposal, by virtue of its design, external appearance, scale and elevational language would result in a poorly designed and incongruous form of development that fails to respond positively to or enhance the immediate context, being of detriment to the visual amenity of the Area of Outstanding Natural Beauty and character of the area contrary to Policies G1, ENV1 and ENV3 of the Ribble Valley Districtwide Local Plan, Key Statement EN2 and policies DMG1 and DMG2 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.
- 3 The proposal would be detrimental to highway safety having regard to the inadequate provision of off-street car parking facilities, the location of the parking provision remote from the unit facing Higher Road, both of which are likely to lead to parking and manoeuvring on the highway close to a cross roads junction and lead to pedestrians walking in the carriageway to the detriment of highway safety. This would be contrary to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Submission Version including Proposed Main Modifications.