

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0144	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	18/03/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		APPROVED

Development Description:	Demolition of existing bungalow and outbuildings and replacement with new two-storey, four-bedroom house including two balconies to the north elevation and attached single-storey garage.
Site Address/Location:	Ashcroft Mill Lane Waddington BB7 3JJ

CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
None received.	
AONB Partnership:	
None received.	

CONSULTATIONS:	Additional Representations.
<p>One objection has been received and raises the following concerns:</p> <ul style="list-style-type: none"> • Overlooking from balcony; • Development will have a significant negative effect on the landscape; • The plans proposed would increase this height by over 5 meters; 	

RELEVANT PLANNING HISTORY:

3/2020/0932 - Demolition of existing bungalow and outbuildings and replacement with new two-storey, four-bedroom house including two balconies to the north elevation and attached single-storey garage. Withdrawn.

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
 Key Statement EN2 – Landscape
 Key Statement H1 – Housing Provision
 Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DMG3 – Transport and Mobility
 Policy DME1 – Protecting Trees and Woodlands
 Policy DME2 – Landscape and Townscape Protection
 Policy DME3 - Site and Species Protection and Conservation
 Policy DMH3 – Dwellings in the Open Countryside and AONB

National Planning Policy Framework

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site lies north of the settlement of Waddington in the Forest of Bowland AONB. The site at present contains a bungalow and associated outbuildings. The site lies adjacent to a group of buildings located along Mill Lane, off Slaidburn Road. The land is bound to the west, north and east by open land. To the south is Mill Lane.

Proposed Development for which consent is sought:

The applicant seeks permission for the demolition of the existing bungalow and associated structures and replacement with a new two-storey dwelling faced with natural stone and slate. The existing bungalow has a maximum height of 3.2 metres and is faced with a mix of render and timber cladding. The building is in a poor state of repair.

The proposed replacement 4-bed dwelling would have a height of 9.2 metres to the ridge. It would have a double garage attached to the west gable and would be sited similarly within the plot as the existing dwelling.

Following discussions with the applicant, the height of the proposed dwelling has been lowered to 8.5m, with floor levels of the dwelling around 1.2-1.3 metres lower than adjacent levels.

Principle of Development

The application site is located in the Forest of Bowland AONB and as such Policy DMH3 is engaged. Policy DMH3 relates to residential development in the open countryside and AONB and specified three exceptions when residential development in these areas can be supported. This includes the rebuilding or replacement of existing dwellings subject to three criteria as follows:

- The residential use of the property should not have been abandoned.
- There being no adverse impact on the landscape in relation to the new dwelling.
- The need to extend existing curtilage.

Whilst the existing property is currently vacant and is in poor condition cosmetically, the residential use of the building has not been abandoned. In terms of the residential curtilage, there appears to have been an area of land used as garden in association with the dwelling immediately to the rear. However, more recently boundary fences appear to have been removed in order to include areas of field. As such, some areas of the site would constitute an extension of the residential planning unit changing agricultural land to residential garden. Accordingly, the applicant has agreed to reduce the site area to exclude the land in question.

Effects Upon the Landscape/Visual Amenity

Great weight is afforded to the conservation and scenic beauty of the Forest of Bowland AONB as stated in the Framework and reiterated in Key Statement EN2 of the Core Strategy which requires the Forest of Bowland to be protected, conserved and enhanced. Development in such areas should be of a high standard of design and should be in keeping with the character of the landscape. This is echoed in Policy DMG2 which states that, *'in protecting the designated area of outstanding natural beauty the Council will have regard to the economic and social well being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area...'*

As noted above, acceptance of proposals for replacement dwellings are conditional upon there being no adverse impact on the landscape. The application site is located on the edge of a group of buildings comprising residential properties, converted farm buildings and holiday cottages at Mill Lane. The

application property, Ashcroft, is located closest to Slaidburn Road and is one of only two properties along Mill Lane that can clearly be seen from the highway, Slaidburn Road, when passing. Whilst it does form part of a group it is seen in isolation from some viewpoints.

The proposals would result in a considerable increase in size and scale. However, Policy DMH3 sets no limit of volume increase and each case must be determined on its own merits. The most prominent views of the application site are on approach from the north along Slaidburn Road. From the floor level of the existing bungalow land levels rise gently to the north such that the existing property cannot be seen from Ringley Hey around 370 metres north.

The proposed building would be seen in close proximity by those using public footpath (FP7) which follows Mill Lane and passes directly to the south of the site, but it would be experienced in the context of other built form along Mill Lane which is inter-visible at this point. It is noted that the existing buildings closest to the application site at Mill Lane range from single storey dwellings to two storey properties up to a height of around 7 metres.

To allay concerns regarding the size and height of the proposed dwelling, the applicant has agreed to reduce the overall height by 700mm and has also provided plans which demonstrate that the building would be built into the land such that from the north the perceivable height of the building would be further reduced. The garden boundaries to the north would also be planting with native hedgerow securing biodiversity enhancement and also acting to further soften the development.

Taking the above into account, it is considered that the proposal would not have an undue visual or landscape impact.

Highways

No highways comments have been received for this application. However, the proposed site plan includes the provision of a double garage and further space within the plot to accommodate additional vehicles and turning space.

Other Considerations

The application is supported by a Preliminary Bat Roost Assessment dated February 12th 2021. This finds that the existing buildings on site have a negligible likelihood of supporting roosting bats. It recommends the installation of a minimum two bat boxes on the proposed dwelling to provide biodiversity enhancement in accordance with Core Strategy Policy DME3. The building contains evidence of nesting birds and absence of nesting birds will be required to be checked by a suitably qualified ecologist prior to their removal. A minimum of two bird boxes would also be required to be installed on site.

There are a number of trees and a hedgerow along the site frontage. The Council's Countryside Officer has confirmed that a tree survey is not required in this case as there are no trees considered to be of note. However, it is recommended that a condition be imposed requiring replacement tree planting to be located within the site or on adjacent land in the applicants ownership.

Conclusion

Taking into account all of the above, it is considered that the amended scheme would be acceptable subject to appropriate planning conditions.

RECOMMENDATION:	That planning consent be refused for the following reasons:
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