

**Report to be read in conjunction with the Decision Notice.**

|                              |                 |                        |              |                 |                 |  |              |  |
|------------------------------|-----------------|------------------------|--------------|-----------------|-----------------|--|--------------|--|
| <b>Signed:</b>               | <b>Officer:</b> | <b>LE</b>              | <b>Date:</b> | <b>06.04.21</b> | <b>Manager:</b> |  | <b>Date:</b> |  |
| <b>Site Notice displayed</b> | <b>Y</b>        | <b>Photos uploaded</b> |              |                 |                 |  |              |  |

|                                    |                             |                                                                                                                                                                                                                 |                |
|------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Application Ref:</b>            | 3/2021/0179                 |  <div>Ribble Valley<br/>Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div> |                |
| <b>Date Inspected:</b>             | 31 <sup>st</sup> March 2020 |                                                                                                                                                                                                                 |                |
| <b>Officer:</b>                    | LE                          |                                                                                                                                                                                                                 |                |
| <b>DELEGATED ITEM FILE REPORT:</b> |                             | <b>Decision</b>                                                                                                                                                                                                 | <b>APPROVE</b> |

|                                 |                                                                                                                                   |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed menage and tack rooms including a new access to existing stables for private use only of the occupiers of 11 Glen Avenue |
| <b>Site Address/Location:</b>   | 11 Glen Avenue Ribchester Preston PR3 2ZQ                                                                                         |

|                       |                            |
|-----------------------|----------------------------|
| <b>CONSULTATIONS:</b> | <b>Parish/Town Council</b> |
| No objections         |                            |

|                       |                                              |
|-----------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  | <b>N/A</b>                                   |

|                       |                                    |
|-----------------------|------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Additional Representations.</b> |
| No comments received. |                                    |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Policy DS1: Development Strategy  
 Policy DS2: Sustainable Development  
 Policy DMG1: General Considerations  
 Policy DMG2: Strategic Considerations  
 Policy DME2: Landscape and Townscape Protection  
 Policy DMB3: Recreation and Tourism Development

**Relevant Planning History:**

3/2004/0710 – Proposed stables – Approved

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site is accessed via a narrow lane off Clitheroe Road in Knowle Green. The lane terminates beyond the site. Number 11 is an end house in a row of three. To the rear is a paddock with existing stable block and beyond which is open fields.

**Proposed Development for which consent is sought:**

The application seeks consent for a modest building to house tack and a covered midden at right angles to the existing stables and the formation of a sand menage within the existing flat rectangular paddock.

**Principle of Development:**

The application is for a small-scale recreational development associated with the existing use of the site for housing the family's horses. There are 4 existing stables which is considered to be a reasonable size for private use and the proposal is to provide secure storage, cover the muck midden and an outdoor riding arena with improved access. In principle the proposal is considered acceptable in terms of core strategy policy DMG2.

**Residential Amenity:**

The proposal is for improvements to the existing use of the site for equine purposes and it is not considered that the proposal will have a materially greater impact on near neighbours than the existing situation. No details of any lights are shown and given the proximity to neighbours a condition preventing lighting being installed without consent is proposed. Furthermore, a condition restricting the development to private use only will be imposed in the interests of residential amenity.

**Visual Amenity:**

The formation of the sand arena will require limited levelling as the site is already fairly flat. The plans show that an embankment of 1.2 metres will be formed around the edge and the existing fence located to the bottom of this embankment. Therefore will not be a significant feature in long distance views. The proposed building is modest and will be constructed of timber, typical of this type of rural building. The development will be located on the area already used for equine use and well related to an existing group of buildings. As such it is not considered that it would have an unacceptable visual impact on the surrounding area.

**Highways:**

The access to the site is poor and therefore the use shall be restricted to private use only so that there is not intensification of the use of the access by large vehicles.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposal is a small scale development incidental to the enjoyment of the dwellinghouse and subject to conditions to define the scope of the use it is considered acceptable. It is therefore recommended accordingly.

**RECOMMENDATION:**

That planning permission is granted.