

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2020/0303	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	11/05/2021		
Officer:	AB		
DELEGATED ITEM FILE REPORT:		Decision	APPROVED

Development Description:	Proposed external works including stone wall with timber entrance gates.
Site Address/Location:	1 Wildmans Barn Longsight Road Langho BB6 8AD

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council have raised the following: - The access onto Longsight Road is unnecessary as there is access onto Whitehalgh Lane. - The vision splay into the village is hazardous with insufficient line of site.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections.	
CONSULTATIONS:	Additional Representations.
One letter has been received and raises concerns that the extension of garden into agricultural land was permitted for Wildman's Farm despite information being available that there had been a misrepresentation of neighbouring gardens.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement EN2 – Landscape Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME2 – Landscape and Townscape Protection Policy DMH5 – Residential and Curtilage Extensions National Planning Policy Framework National Planning Policy Guidance Relevant Planning History: 3/2020/0230 - Retention of alterations to driveway approved in application 3/2015/0739 and alteration to residential curtilage. Resubmission of application 3/2019/0938. Approved with Conditions. 3/2019/0938 - Application for retention of alterations to approved development from permission 3/2015/0739 and retention of extension of residential curtilage. Refused.

3/2015/0739 - Proposed extensions to dwelling and creation of new access. Approved.

3/2015/0288 - Proposed replacement porch, two storey side extension, single storey rear extension, insertion of rooflights and creation of new access. Withdrawn.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Wildmans Farm is a stone-built farmhouse located directly adjacent to the A59, the main strategic route through the Borough. It is adjoined to the east by a stone barn which was approved for conversion into two dwellings with garages in the late 1990s. Planning consent was granted in 2015 for extensions to the farmhouse and creation of a new access from Whitehalgh Lane.

Proposed Development for which consent is sought:

This application seeks permission for new walls and access gates from the Longsight Road site access. The proposed wall and gates would denote the extent of residential curtilage associated with the application dwelling and separate it from the shared parking/turning areas.

As submitted, the proposed walls would be built from random stone up to a height of 1.5 metres and topped with coping stones. Proposed gates would be 1.5m high and of solid timber construction.

Visual Amenity:

The application site is situated in a visually prominent location at the corner of the junction between the A59, Longsight Road, and Whitehalgh Lane. The A59 is heavily trafficked and the primary route through the borough. Wildmans Farm (and the converted barn that adjoins it) is set back from the A59 by approximately 30 metres. The sole access into the site was provided off the A59 until approval was granted in 2015 for a new entrance into the site from Whitehalgh Lane.

On entering the site from the Longsight Road access to the site is characterised by low stone walls and field gates in respect of the former agricultural use. As such, the site still retains some of its inherent agricultural character.

The proposed development adopts a more domestic appearance and would be somewhat at odds with the existing low boundary treatments which retain a sense of openness. The applicant has been advised that any new walling should match the height and details of existing stone walls and that new gates should not exceed the height of existing boundary treatments with a preference for a simple five-bar gate to retain the site's character. The proposals have been amended accordingly and are now considered to be acceptable and in keeping with surroundings in accordance with Core Strategy Policy DMG1.

It is noted that structures have been erected within the approved garden area for the dwelling in breach of planning conditions. This matter would be dealt with separately by the Council's enforcement section.

Highways:

The County Highways Officer has raised no concerns in relation to the proposed arrangement. There would remain space within the shared area for vehicles visiting the site to park and turn. Accordingly, the proposals raise no highway safety concerns.

Observations/Consideration of Matters Raised/Conclusion:

Having regard to all of the above it is considered the consent should be granted subject to appropriate planning conditions.

RECOMMENDATION:

The planning consent be granted.

