

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	26.05.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/0341	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	5 th May 2021		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	APPROVE

Development Description:	Proposed demolition of existing dwelling and erection of a two storey dwelling with garage and granny annexe. Alterations to existing access and associated external works. Installation of new sewage treatment plant and land soakaway.
Site Address/Location:	Hawthorn Bungalow Rimington Lane Rimington BB7 4DP

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections subject to conditions	
United Utilities:	
Wish to draw the developer's attention to sustainable drainage methods.	
CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:
Policy DS1: Development Strategy
Policy DS2: Sustainable Development
Policy EN2: Landscape
Policy EN4: Biodiversity and Geodiversity
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 & The AONB

Relevant Planning History:

2013/0795 - Renewal of Planning Permission 3/2010/0521 for the erection of a replacement dwelling – Approved with conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is located on the edge and approximately 150m to the West of the settlement boundary of Rimington in an isolated and rural position accessed directly off Rimington Lane. There is a farmstead approximately 150m to the West. The plot is currently occupied by a 1970s bungalow in substantial grounds.

Proposed Development for which consent is sought:

The application seeks consent for the construction of a replacement dwelling with annexe.

Principle of Development:

It is noted that there have been two previous approvals for a replacement dwelling on this site in 2010 and then a renewal of this consent was granted in 2013. This has now lapsed.

The development plan in place at the time of the previous approvals has now been superseded. However, in terms of the policy with regards to replacement dwellings in open countryside (DMH3) the policy approach is broadly similar. The previous approvals can be given some limited weight given the time that has elapsed and the proposal shall be assessed in terms of the current adopted plan.

The site is outside any defined settlement boundaries and policy DMG2 states that new development will only be allowed in a number of limited circumstances. This is a replacement dwelling providing no net increase in dwelling numbers and therefore is considered to be in accordance with the spatial strategy for the borough. Policy DMH3 is supportive of replacement dwellings in open countryside but this is limited to developments which meet the following criteria:

- 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 an existing curtilage.

The residential use of the dwelling has not been abandoned and the new development will be within the existing curtilage. The site is outside the boundary of the AONB however to accord with DMH3 it must be ensured that the development does not have a detrimental impact on the character of the landscape.

Subject to an assessment of the material planning considerations in particular the impact on landscape character the proposal is considered to be acceptable in principle.

Residential Amenity:

The site is approx. 150 metres to the nearest neighbouring property so there are no concerns raised with regard to impact on near neighbours.

Visual Amenity / Landscape:

The design and access statement includes an assessment of the scale and massing of the proposal. The existing bungalow is 175m² and the earlier approval for a house only was 206m² with no garage.

This proposal has a footprint of 499m². The proposed development is significantly larger than the modest bungalow which it replaces which well screened from the road by boundary hedging. However, it is accepted that the 1970s style is at odds with more traditional building styles in the surrounding area. It is also considered that if the earlier permission for a replacement dwelling had been implemented it would have been quite probable that this would have followed with subsequent applications for garaging and other ancillary accommodation.

The proposal consists of a 2.5 storey Georgian style stone-built dwelling with traditional design features to the front and side elevations and expanses of glazing on the rear to take advantage of views towards

Pendle Hill. To the side and projecting towards the road is a 1.5 storey garage and annexe which appears subservient. The variations in roof height break up the built form.

The main house is a similar style to previous approvals although on a smaller footprint and the proportions have been improved to allow taller more elegant window openings. It is noted that the previous planning officer had concerns with regards to the height of the building and this was reduced which resulted in a squatter appearance. The height currently proposed is not considered excessive for a modern dwelling.

The dwelling has been moved slightly to the East to allow views through the site to Pendle Hill.

Although the previous approval is no longer extant, it does suggest that the principle of a two-storey dwelling has been accepted under very similar policy considerations. The bulk has been increased through the addition of garaging and an annexe however as aforementioned this is subservient.

It is proposed to remove permitted development rights as on previous approvals to control the extent of any future additions to the property as garaging and substantial living accommodation is provided as part of this comprehensive scheme.

The building proposed is an attractive design using traditional materials and design with modern features incorporated. The boundary treatments proposed are also sensitive to the surroundings. Whilst it will change the appearance of the immediate area particularly the approach to Rimington and be isolated from other dwellings it is not considered it would be harmful nor is the site located in a sensitive landscape. The building will not be a dominant or exposed feature as the site is directly adjacent to the road and the land undulates around the site. The materials and general form of the dwelling are sensitive to the surrounding area. There are also a few other substantial detached dwellings scattered along this road

The development will replace an outdated dwelling with a more efficient modern dwelling. As such the proposal is considered to accord with policy DMH3 and DMG1.

Highways:

The proposal will utilise an existing access and the highway officer has raised no concerns subject to the imposition of suitable conditions.

Ecology:

A Arboricultural Impact Assessment has been submitted which assesses the trees on site and method of protection during construction. Providing this is adhered to there are no concerns in relation to trees.

A bat survey has been submitted which concludes that the current dwelling does not provide any high value roosts for bats. It does suggest that the roost potential could be enhanced through the incorporation of ridge access for bats.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons in the appraisal and having regard to the relevant development plans policies and material considerations it is recommended accordingly.

RECOMMENDATION:

That planning permission is granted