

Report to be read in conjunction with the Decision Notice.

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| Application Ref: | 3/2021/0378 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 12/05/2021 | |
| Officer: | AB | |
| DELEGATED ITEM FILE REPORT: | | APPROVED |

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| Development Description: | Demolition of the existing stable structure and erection of a detached holiday cottage. |
| Site Address/Location: | Jersey Farm Knowsley Road Wilpshire Lancashire BB1 9PX |

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| CONSULTATIONS: | Parish/Town Council |
| <p>Wilpshire Parish Council comments that the development is in a prominent position and should permission be granted the Parish Council would ask the officer to secure a landscaping plan. The Parish Council would also ask that a condition is added in regard to a guest register being kept and also the length of stay allowed at the holiday cottage.</p> <p>Clayton le Dale Parish Council objects to the application on the basis that the application is incorrectly stated as being in Wilpshire when it is in Clayton le Dale, in addition to which it is inaccurately described as greenfield agricultural land when it is clearly green belt. There are concerns that if this application is granted further development of this greenbelt site may follow.</p> | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | |
| No objection. | |
| CONSULTATIONS: | Additional Representations. |
| <p>One letter of objection has been received and raises the following concerns:</p> <ul style="list-style-type: none">• Land ownership details incorrect;• There has never been a track in location shown;• Raising the roof height is not appropriate so close to a public footpath;• The loss of privacy to Jersey Farm and Jersey House should be considered particularly as the new holiday home would overlook the two homes at bedroom height. | |

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| RELEVANT PLANNING HISTORY: |
| 3/1996/0366 - Demolition of timber lean-to and provision of car port and erection of stables. Approved. |
| 3/2010/0978 - Proposed car port and upgrading of outbuilding. Approved. |

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| RELEVANT POLICIES: |
| Ribble Valley Core Strategy: |
| Key Statement DS1 – Development Strategy |

Key Statement DS2 – Sustainable Development
Key Statement EN1 – Green Belt
Key Statement EN2 – Landscape
Key Statement EC3 – Visitor Economy
Key Statement DM12– Transport Considerations
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DME3 - Site and Species Protection and Conservation
Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is located at Jersey Farm which is accessed off Knowsley Road in Wilpshire. The site comprises an access road, detached garage, detached stables and residential dwellings.

The application site is located in the designated Green Belt. The stable building which is the subject of this application is faced externally with timber with a concrete sheet roof.

Proposed Development for which consent is sought:

Consent is sought to demolish the existing 'L' shaped stables and erect a single storey detached holiday cottage on the same footprint. The proposed building would be faced with natural stone and render and would have a natural slate roof. The height of the proposed building would be 3.35 metres, approximately 500mm higher than the existing building.

The proposal re-uses the existing hardstanding areas at the site and would require some relatively minor level changes within the site. As submitted, consent was sought to create a new access track that would extend from the existing track serving Jersey Farm. However, this has been removed from the proposals and it is now the intention that the proposed new holiday cottage would be accessed via the existing track.

Principle of Development:

Core Strategy Key Statement EC3 'Visitor Economy and policies DMG2 'Strategic Considerations' and DMB3 'Recreation and Tourism Development' generally support the creation of new holiday accommodation in the borough subject to a number of conditions. The proposal would be for the creation of small-scale tourism use close to the settlement of Wilpshire and the nearby settlement of Blackburn and would be in general compliance with the above tourism-related policies.

The main consideration is whether the proposals would comply with local and national Green Belt policy. In this regard paragraphs 145 and 146 of the National Planning Policy Framework are most relevant.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate

additions over and above the size of the original building;
d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
e) limited infilling in villages;
f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development; or
– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

a) mineral extraction;
b) engineering operations;
c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

In terms of those exemptions relevant to the application site these are set out below:

d)The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Whilst the proposed unit of holiday accommodation would replace the existing stables, it would not be for the same use and therefore, this exemption would not apply.

*g)limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development; or
– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

The site comprises a stable building and hardstanding. The definition of 'previously development land' (PDL) is contained at Annex 2 of the NPPF and states it is, 'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape'.

The stable building has been used to keep horses for recreational use; it is not an agricultural building. Furthermore, whilst the building could be considered to be within the curtilage of Jersey Farm, the land is question in not in a built-up area. It is considered that the site constitutes PDL and

thus redevelopment of the site as proposed may be acceptable subject to it not having a greater impact on the 'openness' of the Green Belt than the existing development. The term openness is taken to mean the absence of buildings or development on, over or under the land. In many cases impact on openness is measured by comparing the existing and proposed building footprint and volume.

The Local Planning Authority would generally expect redevelopment proposals to: a. have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less; b. not exceed the height of the existing buildings; and c. not occupy a larger area of the site than the existing buildings.

As submitted, the proposals would result in an increase in the height of the building from 2.9 metres to 3.35 metres. According to the submitted Design and Justification Statement the footprint of the building would be extended by around 7 sqm. Having regard to the proposed changes, it is not considered that, when experienced in its context, the proposed replacement building would have a greater impact on the openness of the Green Belt than the existing development. The proposed parking and private amenity space associated with the holiday cottage would be located within the existing yard area associated with the stables which is relatively well-contained by existing buildings that form part of the established group. As such, its use for parking and use by guests would not result in any harm to openness compared with the existing arrangement, nor would it have an undue visual impact.

Visual Amenity/External Appearance:

Key Statement EN2 of the Core Strategy states *"As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials"* and Policy DMG1 is used in the determination of planning applications in terms of their general design and appearance. Policy DMG1 requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature, as well as scale, massing, features and style.

In terms of the building's design, it is noted that the main buildings at the site, Jersey Farm and Jersey Croft, are buildings of traditional design and are faced in natural random stone and render with a slate roof. The proposed building is proposed to be faced using materials to match the existing buildings at the site.

The proposed building would be located on the same footprint as the existing stables and would be physically well-related to the existing grouping at Jersey Farm. As such, it would not be seen as sporadic development. There is a public right of way that passes directly to the south of the existing stables and therefore there would be close and unrestricted views of the proposed new building by footpath users. However, it is not considered that the erection of a replacement building of a similar size and scale would prove unduly harm to the appearance of the locality.

Impact Upon Residential Amenity:

Taking into account the site layout, there would be potential for some loss of privacy between the north elevation of the proposed building and the facing windows of Jersey Farm given the lack of 21 metre separation distance.

Whilst it is noted that the proposed building is only of single storey height, there is a notable change in levels such that the north facing windows of the proposed holiday cottage would face directly into the first-floor windows of Jersey Farm.

Accordingly, there have been amendments to the internal layout and elevations of the building such that there are no windows of the north elevation. This arrangement ensures that there would be no harm to the residential amenity of permanent occupants of dwellings.

Highways

On matters of highways and accessibility, there would be a parking space within the site for one vehicle and space to allow a vehicle to turn. Accordingly, the County Highways Officer has raised no concerns.

Ecology:

The application is accompanied by bat/barn owl survey which found no evidence of bats within the building, with roosting potential considered to be negligible. As such the proposed works are unlikely to cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats.

Conclusion:

It is accepted that the land is PDL and, applying the tests of Green Belt policy, the proposed development would not be inappropriate development in the Green Belt. Whilst there would be an increase in height and volume compared with the existing stables, it is not thought that the proposed holiday cottage would result in any harm to openness.

The provision of a single, modest unit of holiday accommodation in this location is compliant with the Council's tourism-related policies and therefore it is recommended that the application be approved.

RECOMMENDATION:

That planning consent be granted.