

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SW/EL

Application No:	3/2012/0922/P
Development Proposed:	Application to remove condition 3 (occupancy period) of planning permission 3/2008/0410/P to allow the holiday accommodation to be used as a permanent residential dwelling at The Saddle Room, Cross Lane, Waddington

CONSULTATIONS: Parish/Town Council

Parish Council - No objections.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections.

CONSULTATIONS: Additional Representations.

No comments received.

RELEVANT POLICIES:

Policy G1 - Development Control.
 Policy G5 - Settlement Strategy.
 Policy ENV1 - Area of Outstanding Natural Beauty.
 Policy H2 - Dwellings in the Open Countryside.
 Policy H15 - Building Conversions - Location.
 Policy H23 - Removal of Holiday Let Conditions.
 DMG1 – General Considerations.
 DMG2 – Strategic Considerations.
 EM2 – Landscape.
 DME2 – Landscape and Townscape Protection.
 DMH3 – Dwellings in the Open Countryside.
 DMH4 – The Conversion of Barns and other Buildings to Dwellings.
 National Planning Policy Framework.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Consent is sought for the removal of a condition imposed on application 3/2008/0410/P which detailed the conversion of an agricultural workshop to holiday cottage. Condition 3 of that approval stipulates that the unit of accommodation formed should not be let or occupied by any one person or group of persons for a continuous period of longer than 3 months in any calendar year and in any event, shall not be used as permanent accommodation. Removal of this condition would allow permanent occupancy.

In present practice, what we presently have is an established built development with a restrictive class of residential use. Given its restriction, I am of the opinion that the current proposal should be treated as tantamount to the conversion of a rural building. Policy H2 concerns itself with dwellings in the open countryside and allows for *the appropriate conversion of buildings to dwellings provided they are suitably located and their form, bulk and general design are in-keeping with their surroundings... See Policies H15, H16 and H17 for further advice.*

The building subject to this application has already undergone once scheme in a manner

which is in-keeping with its surroundings in terms of form, bulk and general design. Therefore, it is a question over whether it is a suitable location that warrants further consideration. When assessing the conversion of rural buildings to dwellings, regard is had to their location with Policy H15 of the Districtwide Local Plan offering detailed criteria on this matter. The supporting text of the policy makes clear that *the conversion of appropriate buildings within settlements or which form part of an already defined group is acceptable. Problems arise however where isolated buildings and landscape such as barns are proposed for conversion.*

The key matter in assessing locational criteria therefore, is whether the building, subject of this application, would be considered as isolated or constitute part of an already defined group. The building subject of this application does stand within a small group of buildings that forms the overall farm complex. It does not appear as an isolated feature in the landscape and thus in locational terms, I am satisfied that the requirements of Policy H15 are met.

I am mindful of the policies of the emerging Core Strategy as listed under the relevant policy section of this report and I am of the opinion these carry forward the policies of the Districtwide Local Plan that have been referred to within this delegated report. I have also had regard to the requirements of NPPF and am of the opinion that the scheme, when assessed against the saved policies of Districtwide Local Plan, Regulation 22 submission Draft Core Strategy and NPPF should be given favourable consideration.

I thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be granted.