

# PD Construction Consultants

7 Beech Street, Clitheroe, Lancs. BB7 2LL  
Paul Derbyshire Dip.Surv.

---

## PLANNING APPEAL STATEMENT

PLANNING IN PRINCIPLE APPLICATION  
PROPOSED NEW DWELLING WITHIN THE GARDEN BOUNDARY OF EXISTING DWELLING  
THE OLD BARN, BOWFIELDS LANE, BALDERSTONE, LANCS., BB2 7LW

1. This appeal relates to application no. 3/2021/0287 submitted to Ribble Valley Borough Council.
2. The development site is located on the boundary of the identified village settlement boundary of Balderstone.
3. This appeal is against Ribble Valley Borough Council's refusal of the planning in principle application dated 20<sup>th</sup> April 2021.
4. The application was refused for two reasons:
  - (i) *"The proposal is contrary to Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of a new dwelling in the open countryside without sufficient justification. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals which would have an adverse impact on the implementation of the planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF."*
  - (ii) *"The proposal would lead to the perpetuation of an unsustainable pattern of development, without sufficient or adequate justification, that does not benefit from adequate walkable access to public transport links, local services or facilities, placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statement DMI2 and Policy DMG3 of the adopted Core Strategy and Section 9 of National Planning Policy Framework, Promoting sustainable transport."*
5. The scope of the considerations for permission in principle is limited to location, land use and the amount of development permitted. All other matters are considered as part of a subsequent Technical Details Consent application if permission in principle is granted.
6. The factors, of location, land use and amount of development are addressed in the document submitted with the original planning in principle application - "Design Statement – Revision A".
7. With reference to the first reason for refusal. Paragraph 4(i) above refers to a "harmful precedent" being established for future developments. Ribble Valley Borough Council has a long held mantra "that each and every planning application is judged on its own merits". This counters the reasoning for refusal.
8. The second reason for refusal, paragraph 4(ii) above, refers to specific transport issues relating to the site. This is a very tenuous link to the consideration of location. The proposed development site is 1.9km, 24 minutes walk, from the closest convenience store and bus stop, with a regular hourly bus service. An allowed appeal against Ribble Valley Borough Council (ref. no. APP/T2350/W/20/3253310) Paragraph 22 refers to similar grounds for initial refusal of the development.

*"22. Although a reasonable length walk from the town centre's services and facilities, I am satisfied that the broadly level, continuous and well-lit pavements and footways along the wide Chatburn Road corridor would provide a usable and practical alternative to the private car in accessing facilities. I am satisfied that future occupiers would therefore have a choice of means of transport available to them to access those services and facilities, including by bicycle and on foot."*

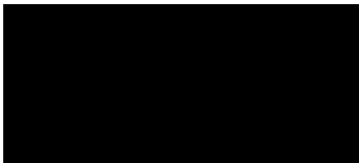
9. The proposed development is within the garden boundary of an existing dwelling. In support of this planning appeal, I refer to the conclusions of an allowed appeal against Ribble Valley Borough Council (ref. no. APP/T2350/W/2/3269165).

*“13..... I find that there would be a minor conflict with the spatial strategy for locations for housing as set out in the CS. However, the Government’s objective is to significantly boost the supply of housing and the proposal would provide up to three modern homes in a location with adequate access to services. It would round off the developed area of the settlement and improve the site’s appearance in an area dominated by housing development without harm to the character of the countryside. Taking all of these considerations into account, I conclude that the benefits outweigh any harm arising from the degree of conflict with the development plan.”*

The proposed development at The Old Barn is effectively rounding off development, within land already occupied by residential property, and is not over intensive development.

10. As part of the statutory consultations relating to the original planning in principle application it should be noted that Lancashire County Council Highways raised no objections to the proposals.
11. Consultations with utilities suppliers, post planning in principle application, confirm that there is sufficient capacity to accommodate an additional dwelling.
12. In summary, Ribble Valley Borough Council have applied more Core Strategy policy conditions to the planning in principle application than 3 key points of location, land use, and amount of development. The inclusion of transport issues should only be considered at Technical Details Consent stage. The planning in principle route prevents applicants or agents being able to address any additional issues raised by the local authority, resulting in the inevitable planning refusal and appeal.

Signed:



Paul Derbyshire *Dip.Surv.*

Dated: 24<sup>th</sup> June 2021