

reference: RV/2013/ENQ/00052.

Location: Sunnyside, Longsight Road, Clayton le dale, BB1 9EX.

Applicant: Pawan Abrol

Proposal: Proposed new holiday accommodation dwelling on site of former building.

I am emailing with regard to the above matter, in response to your request for pre-application advice on behalf of your client.

The proposed development consists of the erection of a single storey building measuring 10.5m x 8m for use as holiday accommodation on land to the north of Sunnyside, Longsight Road, Clayton le dale. In offering this advice I am mindful of the prevailing planning policies contained within the Ribble Valley Districtwide Local (RVDWLP); Policies, G1, G5, ENV3, RT1; the emerging Ribble Valley Core Strategy (RVCS); Policies DMG1, DMG2, DME2 and DMB3 and the National Planning Policy Framework (NPPF).

The proposed development site is located outside of a defined settlement on land designated as open countryside. In such locations development is far more restricted, than perhaps would be the case within defined settlements. However, whilst development is restricted to an extent, there are circumstances where certain types of development are appropriate. Having considered the submitted details I would make the following comments.

As stated within Policy G5 of the RVDWLP and Policy DMG2 of the emerging core strategy development consisting of small scale tourism and recreational purposes appropriate to the rural area would be supported. Therefore the development proposed within your submission would, in principle, be supported. Tourism forms an important part of the local economy, therefore proposals which aim to build upon this are generally supported. Clearly however this would be subject to other material considerations being satisfied such as impact upon the open countryside, local highway network and highway safety and residential amenity.

The design proposed consists of a simple stone built single storey structure with a slated roof. At this stage the design does not present any particular concerns. The proposed form and scale of the structure is considered appropriate, the proposed materials would be in keeping with the rural environment. Both these features will aide to ensure that if constructed the development would not appear wholly out of keeping for its surroundings. I would therefore at this stage advise that the current design be retained.

Whilst the principle of the development is acceptable there are some areas where further detail or additional clarification would be required in the event of an application being made, these are as follows;

In the event of making a formal application it would be beneficial if the submitted plans indicated the level and extent of parking provided, including the provision of space for turning. Such information will aide to demonstrate to the County Surveyor that there is adequate parking provision within the site and the provision for safe ingress and egress from the site. The level of parking provided should not be excessive and be commensurate with the level of accommodation provided.

The details submitted do not show the full extent of the curtilage of the building; this would need to be clearly demonstrated in any formal application along with any landscaping. The extent of the curtilage should be kept to an absolute minimum, being limited to a small area around the patio/sitting area. Should a development be proposed that details a large curtilage area it is unlikely that the scheme would be

supported. This is because the provision of a large curtilage results in the domestication of the open countryside, adversely impacting upon its character. The proposal to create a holiday accommodation unit would in essence form a small business or commercial venture for your client. With this in mind a brief business plan/statement would be beneficial. This could document the envisaged methods of advertising the property and potential routes to market, the demand for such accommodation and envisaged viability of the proposed holiday accommodation. The LPA would not be minded to approve such a development within the open countryside should it appear there is little viable need for such a development, as the impact upon the landscape would outweigh any benefits. Within the details submitted, reference is made to the fact that a building has previously stood on this site and that the foundations of that building are still visible. Documented evidence of this would be beneficial to demonstrate the approximate size of the previous building in relation to the proposed development. Therefore to conclude; the principle of the proposed development is considered acceptable. The overall design at this stage does not raise any particular concerns; subject to the areas of concern and areas requiring additional information or clarification outlined above being suitably addressed. I hope this advice is useful, but please note this is an Officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof.

Yours sincerely

Mark Baldry

Assistant Planning Officer

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