



Appeal Decision

Site visit made on 1 August 2022

by Hannah Ellison BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 September 2022

Appeal Ref: APP/T2350/W/22/3296857

The Newdrop, Stoneygate Lane, Ribchester PR3 2XE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ben Lee, NGJ Holdings Ltd, against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2021/0979, dated 24 September 2021, was refused by notice dated 20 December 2021.
 - The development proposed is an extension to residential dwelling (Unit 5) and the erection of a garage and car port in relation to planning application Ref: 3/2020/0215.
-

Decision

1. The appeal is allowed and planning permission is granted for an extension to residential dwelling (Unit 5), the erection of a garage and car port, demolition of storage building and amended access drive and hardstanding in relation to planning application Ref 3/2020/0215) at The Newdrop, Stoneygate Lane, Ribchester PR3 2XE in accordance with the terms of the application, Ref 3/2021/0979, dated 24 September 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site Plan Location Plan 3282-3-010, Proposed Site Plan 3282-3-030, Proposed Plans and Section 3282-3-060, Proposed Elevations 3282-3-070, Proposed Elevations & Sections 3282-3-080 and Stone Store building to be Demolished 3282-3-090.
 - 3) The hardstanding shown on Proposed Site Plan 3282-3-030 shall be laid out prior to first occupation of the development hereby permitted and shall be retained thereafter as such.

Preliminary Matter

2. The proposed plans which were considered during the planning application stage and submitted with this appeal included elements of demolition and alterations to the access drive and areas of hardstanding within the red line boundary of the site. However, these elements were not included within the description of development included in the planning application form, decision notice or appeal form.
3. Both main parties were therefore provided with an opportunity to comment on an amended description of development. Both agreed that the proposal should be described as 'An extension to residential dwelling (Unit 5), the erection of a

garage and car port, demolition of storage building and amended access drive and hardstanding in relation to planning application Ref 3/2020/0215)'. This description is therefore reflected in the formal decision above and I consider that no parties have been prejudiced by this.

Main Issue

4. The effect of the proposal on the character and appearance of the host building and the wider area, including the Forest of Bowland Area of Outstanding Natural Beauty.

Reasons

5. The appeal site occupies an elevated position and is surrounded by vast expanses of rolling, largely undeveloped countryside. It is located within the Forest of Bowland Area of Outstanding Natural Beauty (the AONB). The statutory purpose of AONBs is to conserve and enhance the natural beauty of the area. The National Planning Policy Framework (the Framework) advises that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs.
6. The proposed side extension would be of a narrower width to and have a lower ridge height than the appeal property. The proposed detached car port and garage would appear as a lightweight structure due to its partially open side and timber design. These features, along with the degree of separation between both elements, would ensure the proposal reads as a subservient addition that would be proportionate to the existing built form.
7. The proposal would elongate the existing built form into the site at a right angle to the former public house, which is predominantly arranged in a linear layout along the roadside. Despite this, the projection would be by a limited amount and it would not extend into undeveloped countryside, but rather this layout would largely reflect and be in keeping with the existing built form of the wider development. The proposal would therefore be read in context with the existing cluster of built form thus, despite its elevated positioning within the landscape, it would not be an intrusive feature when seen from any wider, long ranging views across the open countryside.
8. The existing brick storage building does not contribute significantly to the form and character of the existing buildings thus its loss would not result in harm. The increased area of hardstanding is a negligible difference to the previously approved layout and, although the access drive would take a curvilinear route, a generous area for landscaping within the site and around its boundaries would nevertheless remain.
9. Accordingly, the proposal would not result in harm to the character and appearance of the building and the area, and it would conserve the natural beauty of the AONB. Therefore, the proposal would accord with Policies DMG1 and DMG2 and Key Statement EN2 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley (December 2014) whose collective aim is to ensure that developments are sympathetic to the building and protect the character and special qualities of the wider environment, including the natural beauty of the AONB.

Conditions

10. I have considered the conditions suggested by the Council and as set out in the highway consultee response during the planning application stage. The appellant has raised no substantive objections to them. Having regard to the tests in the Framework and the advice in the Planning Practice Guidance, where appropriate I have carried out some minor editing to the suggested conditions which has not affected their controlling elements.
11. Conditions specifying the time limit and the approved plans are necessary in the interests of certainty. The approved plans indicate that the external materials to the extension would be to match existing and the garage shall be finished in feather edged boards and slate. The access drive and parking area is noted to be permeable resin gravel. These details are sufficient therefore I have not attached a condition requiring the submission of further details relating to materials as it would be unnecessary.
12. Given the increase in bedrooms which this proposal would create, a condition relating to the provision and retention of the hardstanding areas is necessary in the interests of ensuring the proposal does not have a harmful effect on highway safety.

Conclusion

13. For the reasons given above, the proposal accords with the development plan as a whole and thus the appeal should be allowed.

H Ellison
INSPECTOR