



Appeal Decision

Site visit made on 13 February 2025

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 March 2025

Appeal Ref: APP/T2350/W/24/3353515

Sunnyside Longsight Road, Clayton Le Dale, Lancashire BB1 9EX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Pawan Abrol against the decision of Ribble Valley Borough Council.
 - The application Ref is 3/2024/0010.
 - The development proposed is erection of six additional holiday units with associated car parking, access, roads and landscaping works.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of six additional holiday units with associated car parking, access, roads and landscaping works at Sunnyside Longsight Road, Clayton Le Dale, Lancashire BB1 9EX in accordance with the terms of the application, Ref 3/2024/0010 and the plans submitted with it, subject to the conditions set out in the attached schedule.

Procedural Matter

2. The Council changed the description of development from that stated on the application form in the interests of clarity. I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted an amended description in the heading above.

Main Issues

3. The main issues in this appeal are (i) whether the development is appropriate for the location and (ii) the effect of the development on the character and appearance of the area.

Reasons

Location

4. The site is located to the west of existing holiday cottages off the A59, Longsight Road and will utilise the existing access. The site is outside of any defined settlement boundary and is within the open countryside.
5. The proposal would result in doubling the quantum of holiday units from 6 to 12. Policy DMG2(2) criterion No. 4 of the Ribble Valley Core Strategy 2008 – 2028 (2014) (the Core Strategy) states that development outside defined settlement areas must be for small scale tourism or recreational developments appropriate to a rural area.

6. The pre-application advice¹ provided by the Council confirmed the principle of the development would be secure against DMG2, given its compliance with criterion No. 4. Notwithstanding this I note that both the quantum and the siting of the proposed holiday homes could not be supported at pre-application stage.
7. The Council contend in the Planning Officer's Report that whilst six holiday accommodation units could be considered small-scale tourism development the size of the units, the provision of 3 bedrooms and 3 parking spaces per unit as well as individual curtilages means the proposal would not be small-scale in their view. The proposed units are larger in terms of footprint in comparison to the existing holiday cottages, however 3-bedroom holiday accommodation with associated space is not unusual and would expand the tourism accommodation offer.
8. Policy DMB3 of the Core Strategy supports proposals that extend the range of tourism and visitor facilities in the Borough subject to criteria, including being well related physically to an existing main settlement or village or to an existing group of buildings. The proposed units would be adjacent to existing holiday cottages and to the north of a group of residential properties. The proposed units would be physically well related to an existing group of buildings and existing holiday accommodation on the site.
9. I find that the proposed development itself and the overall resulting holiday accommodation use would be a small-scale. The expansion of the existing site would be appropriate in this location.
10. There is no conflict with contrary to Policies DMG1, DMG2 and DMB3 of the Core Strategy, which seek amongst other things to protect the countryside from inappropriate development.

Character and Appearance

11. The appeal site is set back from Longsight Road and well screened by existing residential properties. I observed during my site visit that the proposal would encroach further into the open countryside to the west and north. The site is bounded to the north by a field boundary with vegetation, the western boundary would be within an open field. The proposed plans detail that new native hedgerow and re-stocking of defunct hedgerow along with native woodland bulb planting would be provided.
12. The design of the proposed holiday units are similar to the six existing holiday cottages, albeit larger in scale. This was acknowledged in the pre-application advice given by the Council prior to the submission of the application: *'It is considered that the scale, massing, form and materials of the proposed holiday homes could well be acceptable given they broadly reflect the vernacular of the existing holiday homes although occupying a slightly larger footprint'*.
13. Rooflights are included in the design of the units, however given the low level of the units which are screened to a degree from Longsight Road the windows would not be overtly prominent.
14. The holiday accommodation would be noticeable in the landscape from public vantage points, the proposed landscaping would not screen the development, however the existing cottages are visible in the landscape. Notwithstanding this

¹ Ref: RV/2022/ENQ/00093

there would be opportunity to provide additional landscaping to the boundaries to provide a more natural countryside boundary which would assist in assimilating the development into the wider countryside appearance. This can be controlled by the imposition of a planning condition.

15. Based on the location of the existing accommodation the proposed development would relate well to the existing buildings and whilst encroaching into the countryside would not be incongruous to the area. I conclude that the development would not harm the character and appearance of the area.
16. There is no conflict with Policies DMG1 and DMG2 of the Core Strategy which seek amongst other things to ensure developments are of high standard of design and in keeping with the character of the area.

Conclusion and conditions

17. For the above reasons I conclude that this appeal should be allowed.
18. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed a condition concerning materials.
19. I have attached a condition relating to the use of the development as holiday accommodation to ensure the units are not used for permanent occupation.
20. I have imposed conditions relating to the parking, visibility splays, access arrangements and a construction management plan in the interest of highway safety.
21. In the interest of protecting trees and hedgerows and to ensure appropriate landscaping and habitat enhancements are provided I have imposed relevant conditions.
22. I have imposed a condition relating to sustainable drainage in the interest of ensuring an adequate drainage system is provided.

Chris Pipe

INSPECTOR

Schedule of Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Proposed Site Plan PHA/883 101; Proposed Site Entrance Plan PHA/883 301; Proposed Site Plan Visibility Splays PHA/883 302; Proposed Floor Plans and Elevations A1.5 and Proposed Site Level and Section Plan A4.2.
3. No development above damp proof course shall commence until materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
4. The holiday accommodation hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

A register of all occupants of the holiday accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

5. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.
6. Prior to first occupation the access track arrangements, the visibility splays, the parking and turning facilities shown on hereby approved plans shall be implemented in accordance with the approved details. Thereafter these measures shall be retained and maintained in perpetuity.
7. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to the first occupation the drainage schemes shall have been completed in accordance with the approved details and thereafter retained for the lifetime of the development.

8. During the construction period, all trees and hedgerows to be retained within and adjacent to the site shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard. The exclusion zones will remain in place throughout the demolition and construction phases and fully accord with the methodology set out in BS 5837:2012 during all site preparation/construction works.

No materials, soil, spoil or other substance shall be stored within the protective areas at any time and no changes in land levels shall occur within these areas. Any no dig, hand digging and protective membranes shall only occur with the prior written approval of the Local Planning Authority.

9. Notwithstanding the submitted plans no development above damp course shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include but not limited to the following: areas of soft landscaping including along with north and west boundaries, retention of trees, hedgerows and other planting, hard surfaced areas and materials, planting plans with full specifications and schedules including plant size, species and number/densities, existing landscaping to be retained.

The landscaping works shall be carried out in accordance with the approved details prior to first use of any holiday unit in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

10. The development shall be carried out in accordance with the mitigation measures as set out in Part 3 Recommendations and Habitat Creation/Enhancement of the Extended Phase 1 Habitat Survey by Pennine Ecological dated October 2023.

No ground clearance shall be undertaken outside of the bird breeding season (March - August inclusive) unless a pre-work nesting bird survey of the site has been undertaken by licenced ecologist. The mitigation measures shall have been fully implemented prior to first use of the first holiday unit hereby approved and thereafter maintained and retained as such in perpetuity.