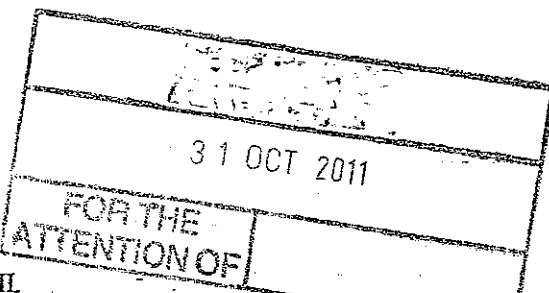




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only
Application No: 320110908 P
Date received
Fee paid £
Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **Mr + Mrs** First name: **MARK + VICTORIA**
Last name: **HASTON**
Company (optional):
Unit: House number: House suffix:
House name: **CARR MEADOW BARN**
Address 1: **CARR LANE**
Address 2: **BALDERSTONE**
Address 3: **BLACKBURN**
Town:
County: **LANCASHIRE**
Country: **GB**
Postcode: **BB2 7LN**

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Retrospective application for stone garden wall
with stone arch.

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

09-08-2011

(date must be pre-application submission)

Has the building, work or change of use been completed?

☒ Yes

☐ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

18-08-2011

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **CARR MEADOW BARN**

Address 1: **CARR LANE**

Address 2: **BALDERSTONE**

Address 3:

Town: **BLACKBURN**

County: **LANCASHIRE**

Postcode (optional): **BB2 7LN**

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: **36353** Northing: **43245**

Description:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Consulted John Coor, Smalley Fold Farm, Mark Taylor, Pawter Cottage, Robert Barnett, Beacon Cottage.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: **CLAIRE BOOTH**

Reference:

Date (DD/MM/YYYY): **11-10-2011**
(must be pre-application submission)

Details of pre-application advice received?

11-10-2011 - Site visit for Equine Building determination. Advised to apply for permission A.S.A.P.
28-10-2011 - At the planning office told not to Apply for permission.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Random sand Stone		☐	☐	
Roof	N/A		☒	☐	
Windows	N/A		☒	☐	
Doors		OAK	☐	☐	
Boundary treatments (e.g. fences, walls)	N/A		☒	☐	
Vehicle access and hard-standing	N/A		☒	☐	
Lighting	N/A		☒	☐	
Others (please specify)	N/A		☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SUPPORTING STATEMENT (October 2011)
Site Plan. Pictures.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	—	—
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

WALL

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A			
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	N/A			

22. Site Area

Please state the site area in hectares (ha)

0.75

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void including engineering surcharge allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Personal (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

29-10-2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

29-10-2011

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|--|--------------------------|---|--------------------------|
| 3 copies of a completed and dated application form: | ☐ | The correct fee: | ☐ |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | ☐ | 3 copies of a design and access statement: | ☐ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | ☐ | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | ☐ |
| | | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | ☐ |

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

29-10-2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☐ Agent

☒ Applicant

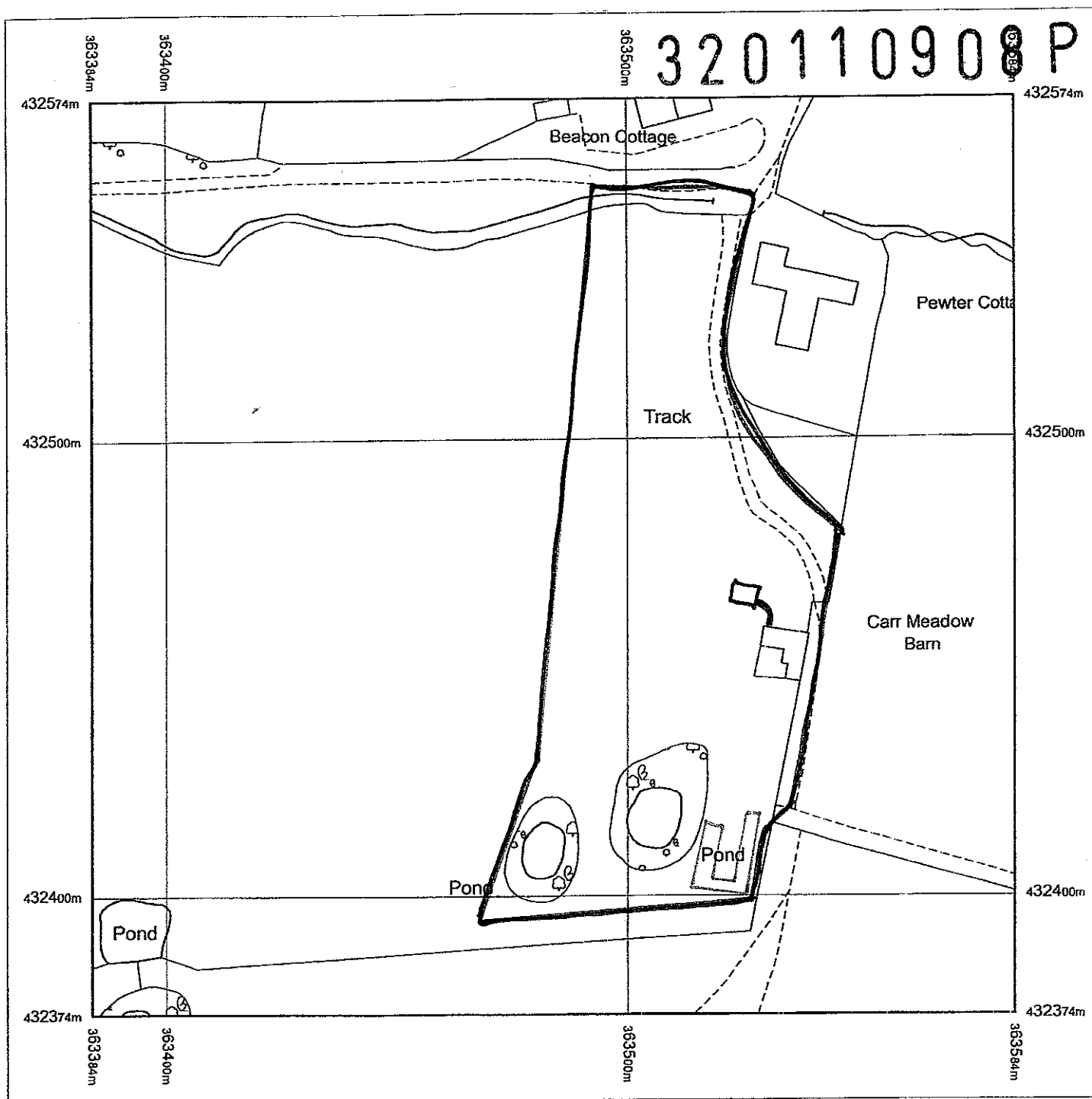
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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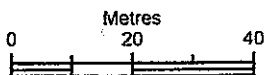
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250,

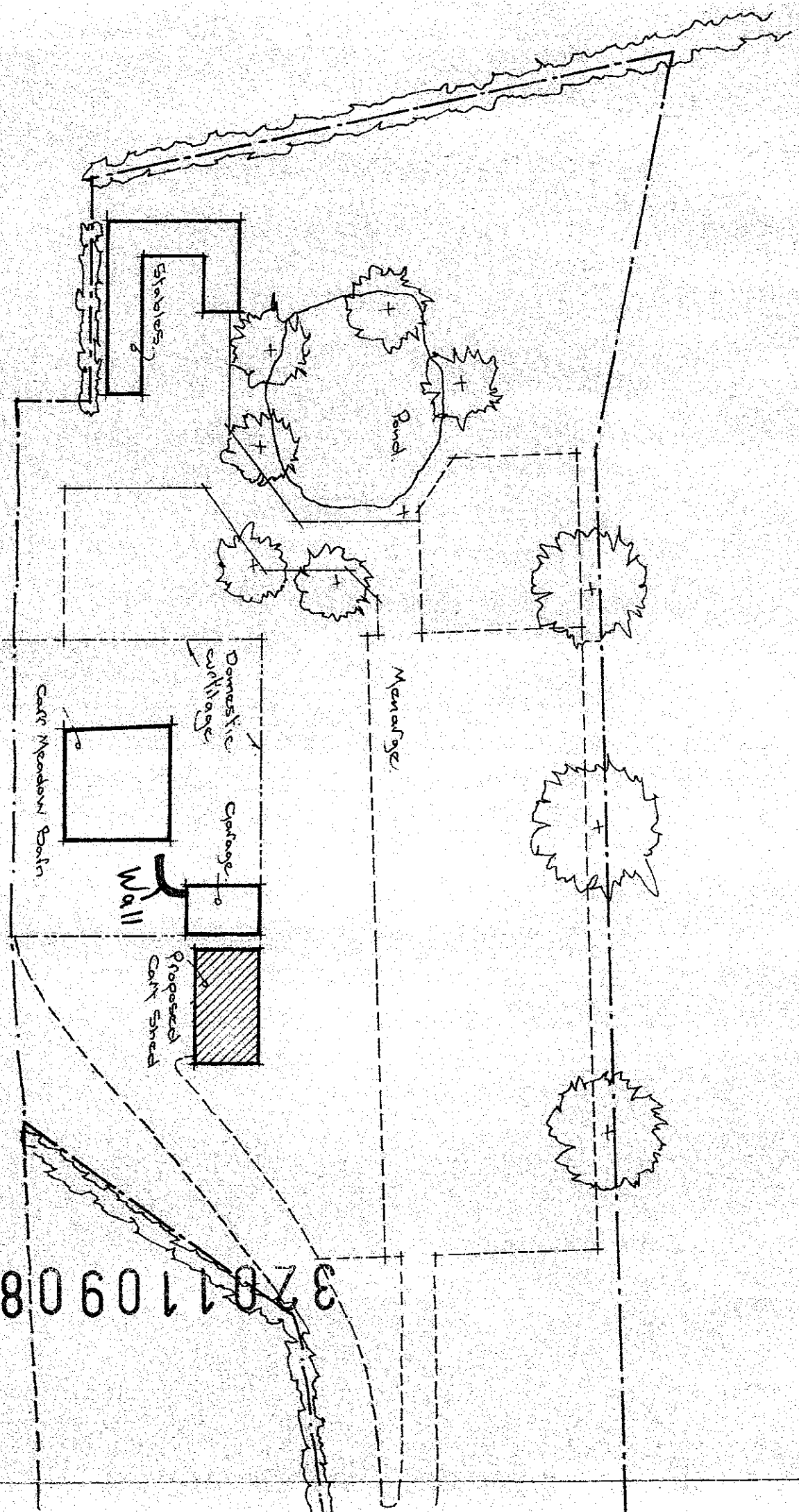
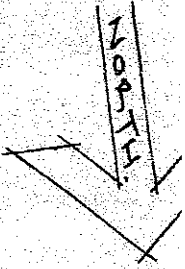
— ownership
— wall



Scale 1:1250

Supplied by: **Granthams**
Serial number: 00139900
Centre coordinates: 363484 432474.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:



Site plan.

Scale: 1 to 500.

3 2 0 1 1 0 9 0 8 P

320110908P

SUPPORTING STATEMENT

FOR

PLANNING APPLICATION

FOR A

GARDEN WALL

AT

CARR MEADOW BARN

CARR LANE

BALDERSTONE

BLACKBURN

Statement prepared by:

Mark Haston
Carr Meadow Barn
Carr Lane
Balderstone
Blackburn
BB2 7LN

October 2011



CONTENTS

- 1. INTRODUCTION**
- 2. SITE DESCRIPTION**
- 3. RELEVANT PLANNING HISTORY**
- 4. DESIGN OF THE GARDEN WALL**
- 5. CONCLUSIONS**

1. INTRODUCTION

- 1.1 A garden wall has been built within the curtilage at Carr Meadow Barn. During a site visit by a local planning officer on 11 October 2011, regarding an application for an equestrian storage building, the planning officer asked if I had gained planning permission for the wall. "No", was my answer, to which the officer said that I should submit a planning application, as soon as possible. I called into the Local Planning Office on 28 October 2011 to enquire about the late determination of the equestrian storage building, and to enquire about the garden wall application. I spoke to the planning officer about the equestrian building, and after that discussion we talked about the garden wall. The officer now suggested that I do not submit an application as it was the Council's intention to ask me to take down the wall. I have been in touch with the planning inspectorate and I am within my rights to submit a planning application to the local council for the garden wall.
- 1.2 I understand that we have had the permitted development rights removed from the original barn and curtilage area, but understood that to mean for buildings etc, and not walls. I am a farmer/dairyman and not planning consultant familiar to planning law.
- 1.3 This Supporting Statement has been prepared in support of a planning application for the construction of a garden wall at Carr Meadow Barn.
- 1.4 Whilst there is no statutory requirement for a householder application such as this to be supported by a Design and Access Statement, it is considered that given the recent planning history of the site, the submission of a Supporting Statement would assist the Local Planning Authority in the assessment and determination of the planning application.
- 1.5 This Statement is intended to provide:
- ☐ a brief description of the site;
 - ☐ a summary of the planning history relating to Carr Meadow Barn; and
 - ☐ an explanation of how the design of the garden wall addresses the functional requirements of Carr Meadow Barn as a dwelling.

2. SITE DESCRIPTION

- 2.1 Carr Meadow Barn is a dwelling converted from a redundant traditional agricultural building and is located off Carr Lane, Balderstone at approximate Ordnance Survey grid reference 36353 43245.
- 2.2 The site of the garden wall and dwelling which it serves are located within open countryside as defined on the Local Plan Proposals Map. Carr Meadow Barn is not however isolated, being one of a loose cluster of 7 dwellings and holiday dwellings converted from traditional agricultural buildings. These include Pewter Cottage approximately 70 metres to the north, Pewter Fold Farm and 4 holiday cottage lets, in

addition to Smalley Fold Farm Farmstead approximately 150 metres to the east.

- 2.3 Carr Meadow Barn has been sensitively converted and retains many of the key characteristics of the original barn.
- 2.4 The residential curtilage of Carr Meadow Barn was, at the insistence of the LPA, relatively restricted in extent. A detached stone built single garage has been constructed within the existing residential curtilage to the north and west of Carr Meadow Barn.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission for the conversion of Carr Meadow Barn from a redundant agricultural building to a single dwelling was granted by Ribble Valley District Council (RVDC) on 30 March 2006.
- 3.2 The planning permission has been implemented, the conversion was completed and signed off in February 2008 and is now my family's home.
- 3.3 Planning permission has also been granted for a small range of stables to the south of the dwelling and an outdoor manege immediately to the west of the dwelling which are used to accommodate and train horses owned by my wife and daughter who compete to a high level.
- 3.4 Planning applications for a porch in the style of a traditional lean-to and a double garage with garden paraphernalia store have in the past been submitted to and refused by RVDC.
- 3.5 Section 78 Appeal against the Council's decision to refuse planning permission for single garage proposal was made on 10 September 2009. The Appeal was dealt with by way of the written representations procedure and was dismissed by way of a Decision letter dated 5 March 2010.
- 3.6 Resubmission of application for a single garage was made on 21 May 2010 incorporating planning inspector's recommendations.
- 3.7 Planning permission granted for single garage 14 July 2010.
- 3.8 Construction of single garage completed and signed off 10 May 2011.
- 3.9 Planning application for a porch extension incorporating planning inspectors recommendations submitted and refused May 2011.
- 3.10 Section 78 Appeal against the Council's decision to refuse planning permission for porch extension was made 10 July 2011. The Appeal was dealt with by way of written

representations procedure and planning permission was approved.

- 3.11 Planning application for equine storage building (cart shed style) submitted 8 August 2011. Determination date of 14 October 2011, no written determination received to date, 30 October 2011. (verbal refusal received from planning officer during personal visit to Planning Department 28 October 2011 as repeated telephone messages relating to planning application had not been returned).

4. DESIGN OF THE GARDEN WALL

4.1 Scale

- 4.1.1 The garden wall measures 4.4 metres long, 1.8 metres high, 0.4 metres thick, with a 1.8 metre wide door way with stone arch.
- 4.1.2 The scale of the garden wall provides privacy to the garden area and rear of the barn from foot path users and walkers, without detracting from the original appearance of the main barn.

4.2 Siting

- 4.2.1 The garden wall is sited in the area of the old midden wall. The original midden wall ran from the north west corner of the barn in a north wards direction and then turned 90 degrees in an east direction forming an "L" shaped midden. Two older local farmers can remember the position of the midden wall, which was typical for barns and farms in the local area.
- 4.2.2 The garden wall runs from the north west corner of the barn, to the south east front corner of the newly constructed garage through a 90 degree curve.

4.3 Form and Appearance

- 4.3.1 The wall is constructed from natural sandstone which was left over from the original barn conversion works. It blends into the stonework of the existing barn and garage.
- 4.3.2 The gentle curve of the wall is pleasing to the eye and is considered to be a good design.
- 4.3.3 The garden wall is topped off with original hand carved half moon shaped sandstone coping stones, which match the existing barn exactly. These top stones were found on site and were probably off the original midden wall.

5. CONCLUSION

- 5.1 I acknowledge that we should have enquired if planning permission was necessary.
- 5.2 I acknowledge now that we should have had planning permission.
- 5.3 The wall has been built, is in keeping with the existing barn and surrounding area and has no detrimental effect to the area.
- 5.4 The wall provides security and privacy to the rear of the barn and garden area. It hides the urban clutter and garden paraphernalia associated with dwellings from passing public using the footpath.
- 5.5 It is considered that the wall does not detract from the appearance of the original barn conversion, nor have any unacceptable adverse impact on the surrounding landscape. Accordingly, the wall does not conflict with the adopted Development Plan.

Policy H17 states "*the effects of the creation of garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated*". It is felt that the garden wall does not harm the appearance or function of the barn, garage or surrounding area and in fact, its good design and care of construction make an eye pleasing feature to the site.

PICTURES OF GARDEN WALL

