



23 DEC 2011

RIBBLE VALLEY BOROUGH COUNCIL FOR THE

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120011P

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

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Form section 1: Applicant Name, Address and Contact Details. Fields include Title (Mr), First name (John), Surname (Bank), Company name, Street address (Bookers Barn, Fell Road), Town/City (Waddington), County (Lancashire), Country (England), Postcode (BB7 3JH), Telephone number, Mobile number, Fax number, and Email address. Includes a question: 'Are you an agent acting on behalf of the applicant?' with Yes/No radio buttons.

2. Agent Name, Address and Contact Details

Form section 2: Agent Name, Address and Contact Details. Fields include Title (Mr), First Name (Matthew), Surname (Wyatt), Company name (JWPC Limited), Street address (1B Waterview, White Cross), Town/City (Lancaster), County (Lancashire), Country (United Kingdom), Postcode (LA1 4XS), Telephone number (01524 599980), Mobile number, Fax number (01524 599989), and Email address (enquiries@jwpc.co.uk).

3. Description of Proposed Works

Form section 3: Description of Proposed Works. Includes a text box for 'Please describe the proposed works:' containing 'Proposed extensions to house' and a question: 'Has the work already been started without planning permission?' with Yes/No radio buttons.

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

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

Easting:

Northing:

5. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

6. 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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. 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)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

11. (Materials continued)

320120011P

Walls - description:

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

stone

Roof - description:

Description of *existing* materials and finishes:

reclaimed slate

Description of *proposed* materials and finishes:

reclaimed slate

Windows - description:

Description of *existing* materials and finishes:

Glazed

Description of *proposed* materials and finishes:

Glazed

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:

Plans, Planning Support Statement, Design Statement

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Title: First name: Surname:

Person role: Declaration date: Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant: the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

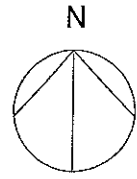
Title: First Name: Surname:

Person role: Declaration date: Declaration Made

13. Declaration

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

Date



320120011P

+ 168 2m

Bookers

B 6478 B 6478

Bookers Barn

+ 157 0m

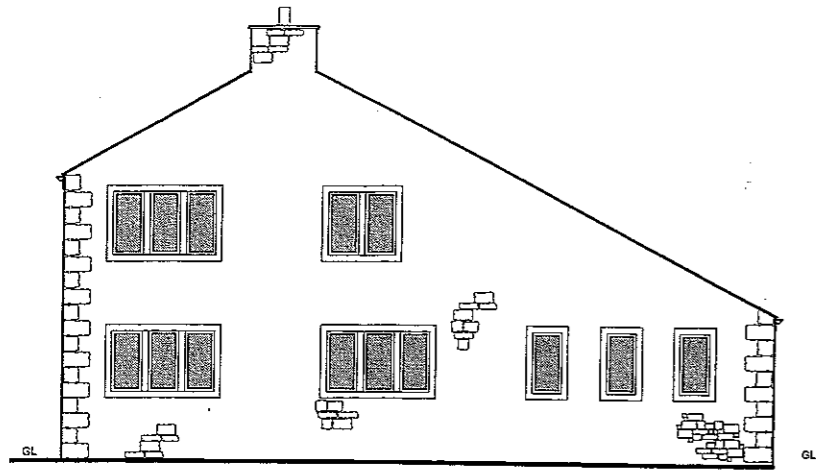
Mayfield



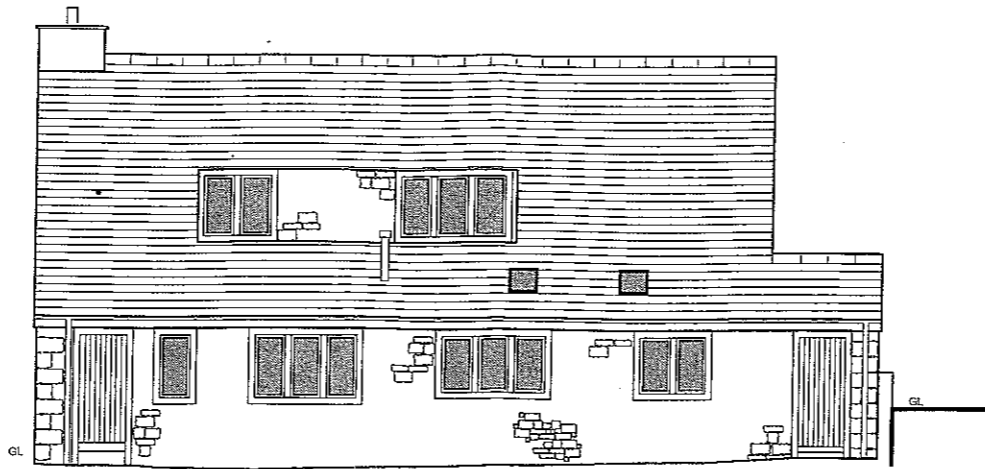
Extent of proposed extensions

LOCATION PLAN

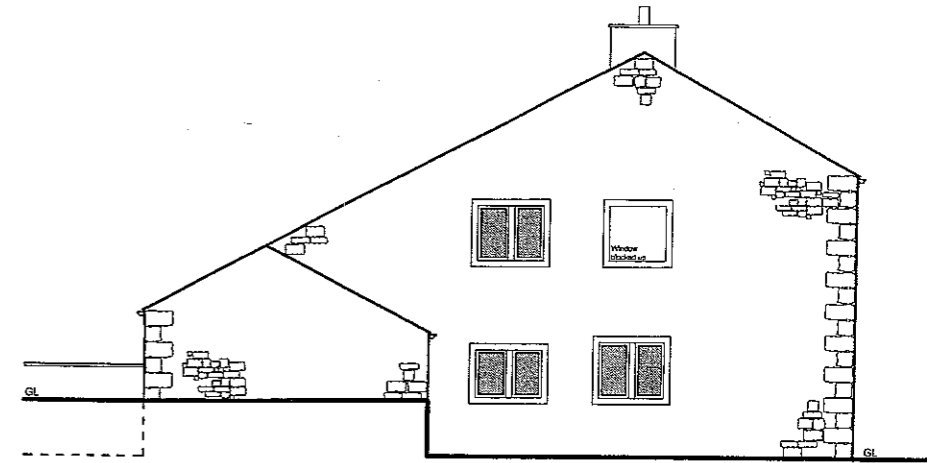
SCALE: 1:1250 @ A4



South Elevation

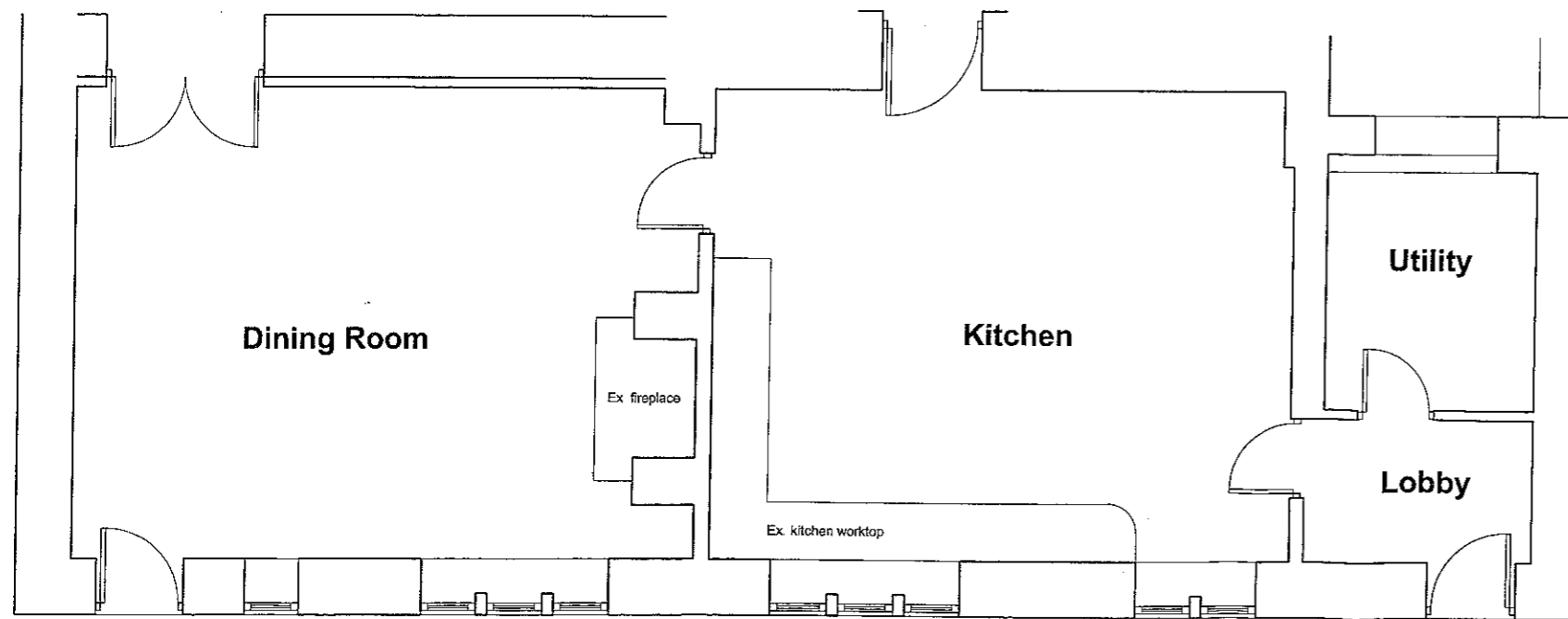


East Elevation

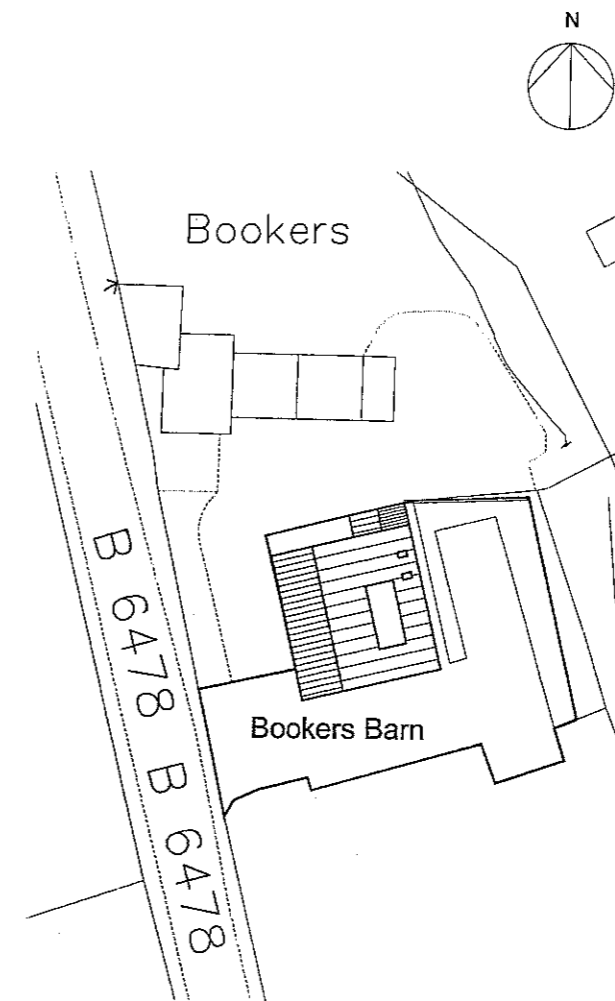


North Elevation

320120011P



Part Ground Floor Plan



Site Plan

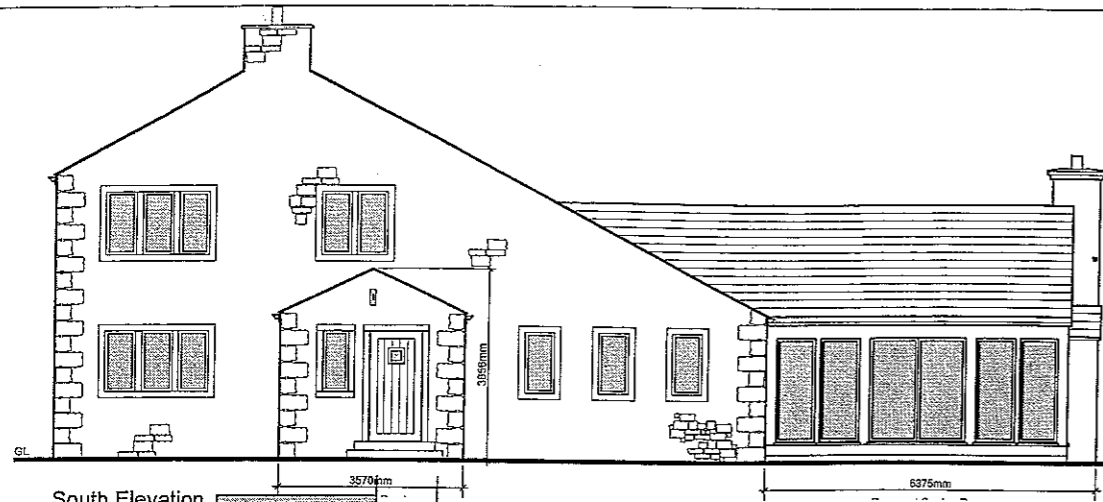
Client Mr J Bank and Ms C Howarth		
Job Title Proposed Alterations to Bookers Barn Slaidburn Road Waddington		
Drawing Title Existing Plan, Elevations and Site Plan		
Scale 1:50/100@A2	Date Sept 2011	Drawn J Bowden

spa
SUNDERLAND PEACOCK ARCHITECTS

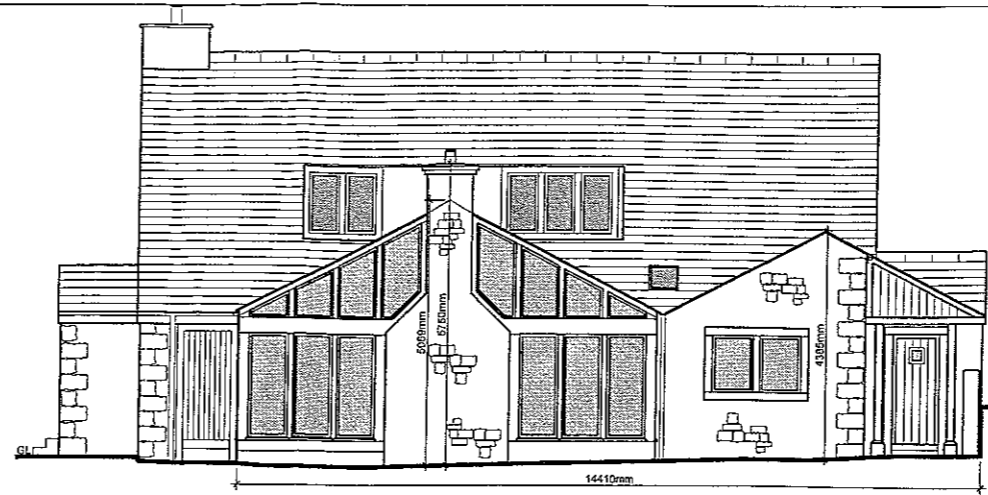
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01294 425178 F 01296 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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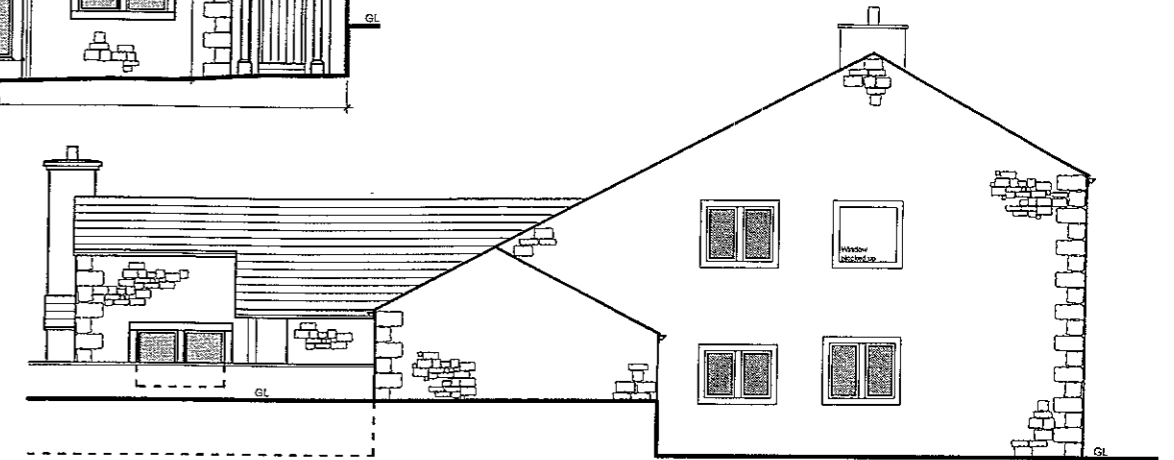
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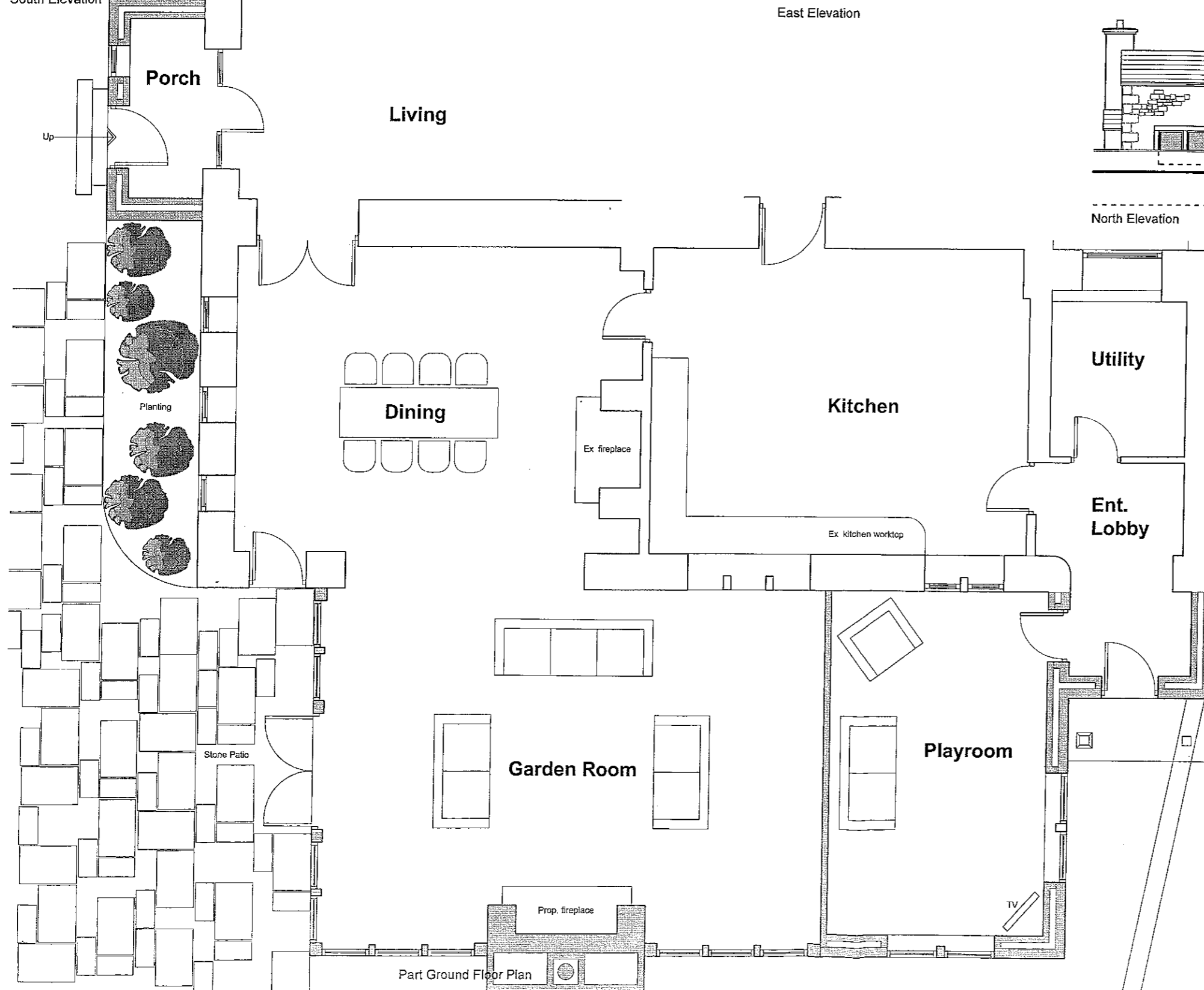
South Elevation



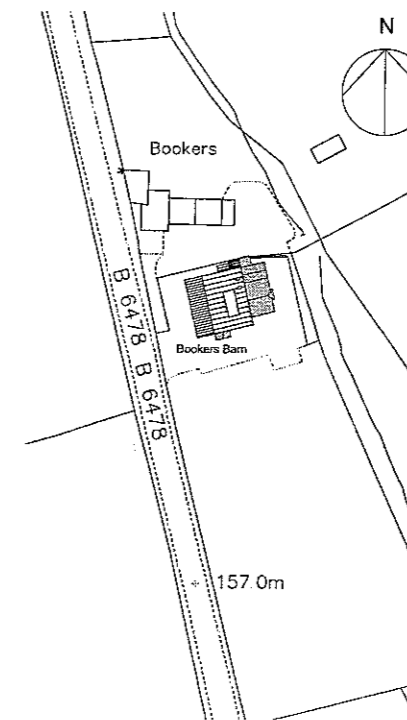
East Elevation



North Elevation



Part Ground Floor Plan



Site Plan - Scale 1:1250

A - Side porch added to South facing gable, opening between Kitchen and garden room amended, overhang to rear East facing porch increased - 06/10/2011 - PC

Client
Mr J Bank and Ms C Howarth

Job Title
Proposed Alterations to Bookers Barn
Slaidburn Road
Waddington

Drawing Title
Proposed Plan, Elevations and Site Plan

Scale
1:50/100@A2

Date
Sept 2011

Drawn
POC

spa
SUNDERLAND PEACOCK ARCHITECTS

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELBERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 425178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

4177-02A

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DESIGN STATEMENT

for

**Proposed Extension to
Bookers Barn, Waddington**



PL 1. Existing South Facing Gable

Our clients would like to extend their property to provide a garden room which takes advantage of the open views over the countryside and their land, and also to provide a playroom for their growing family.

My first observation is that Bookers Barn is not a Barn at all but a stone built modern house (see PL 1. above). The windows are uniform with inset windows in the roof facing east borrowing light in to the deep plan house.

47101111

Our proposals are for an extension to the rear of the property stepped 1.8m back from the side elevation. We propose to construct the garden room in stone and oak with glazed windows. I have done this successfully previously (Article attached), the more delicate structure reads independently from the mass of the stone house and both compliment each other.

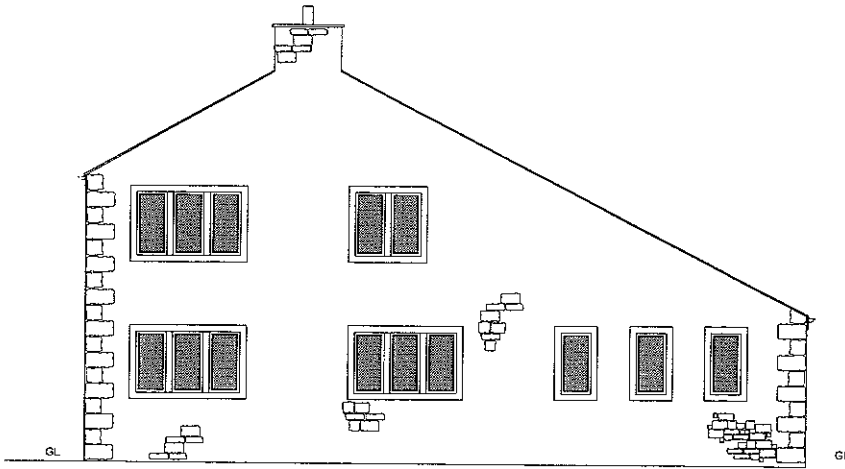
We also propose to re-orientate the entrance by including a stone porch to the south elevation which will give the present bland elevation detail and interest.

The house is set back from Slaidburn Road with the proposed extension approximately 25m away from the road frontage and to the rear. The proposed extension may be glimpsed from further down Slaidburn Road but is largely hidden due to the lay of the land and set back previously described. The proposed pitched roofs will be in reclaimed slate and match the existing.

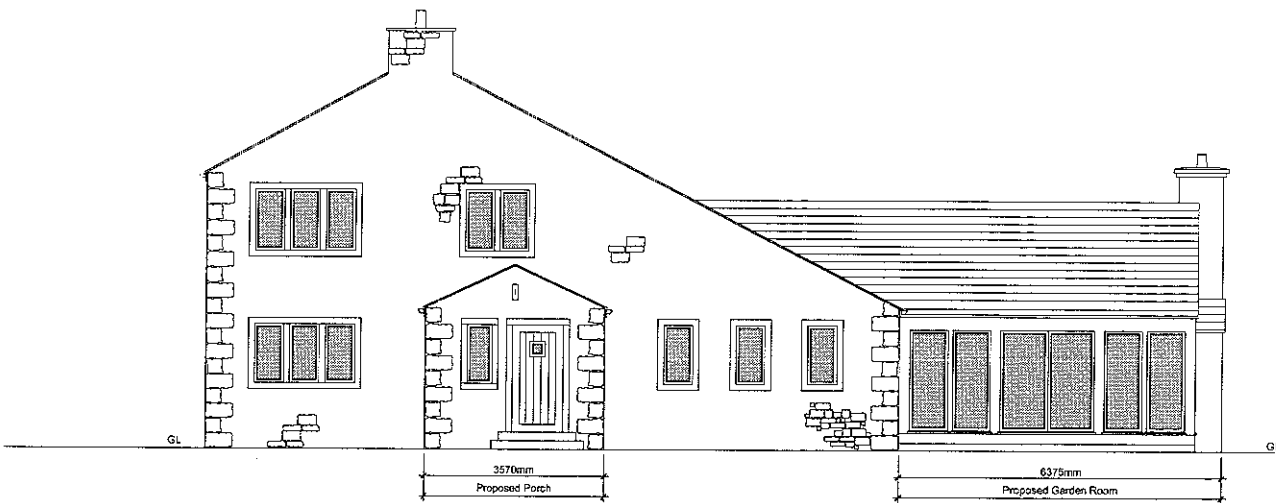
Illustrations of the existing and proposed can be see overleaf.

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South Facing Gable:

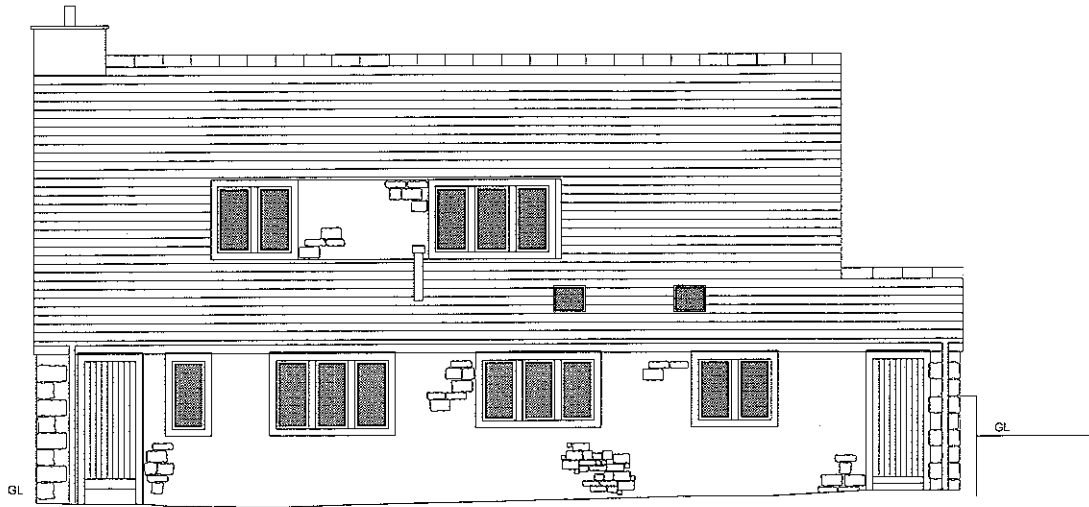


PL. 2. Existing South Facing Gable

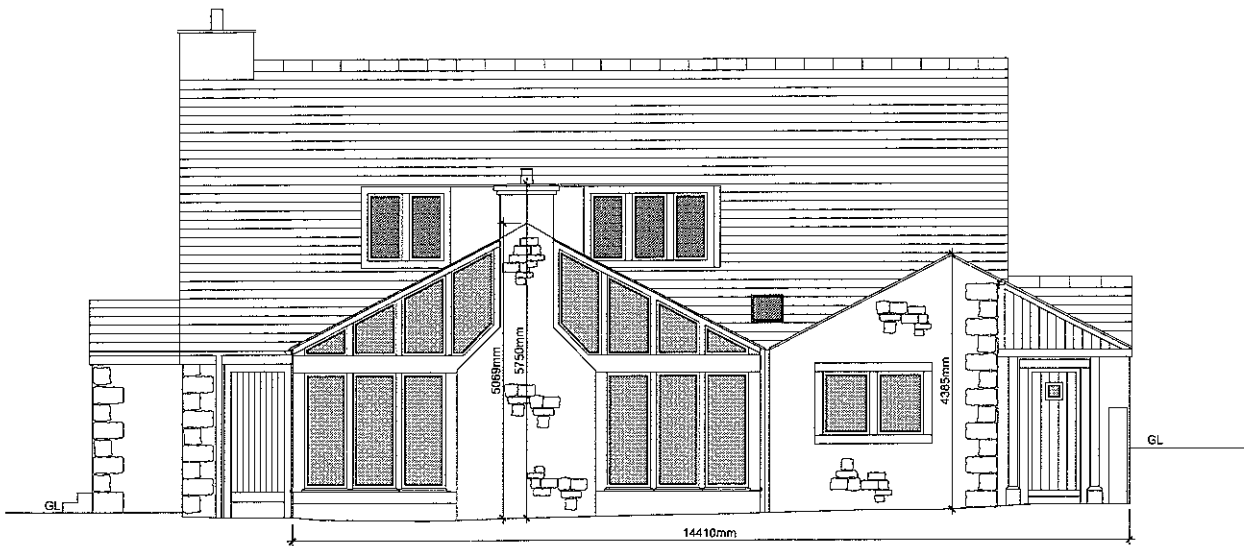


PL. 3. Proposed South Facing Gable

East Facing Elevation:



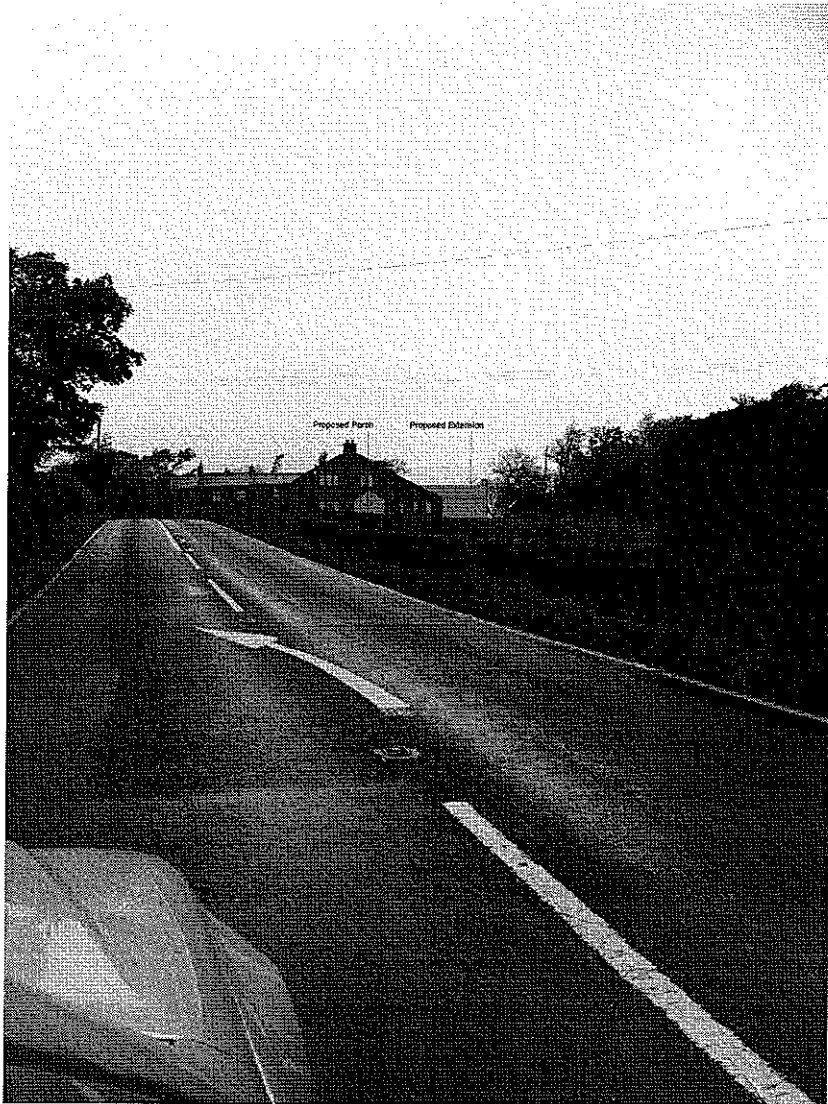
PL. 4. Existing East Facing Elevation



PL. 5. Proposed East Facing Elevation

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Views from Slaidburn Road:



PL. 6

PL. 6 Proposed view of Brookers Barn from 60m

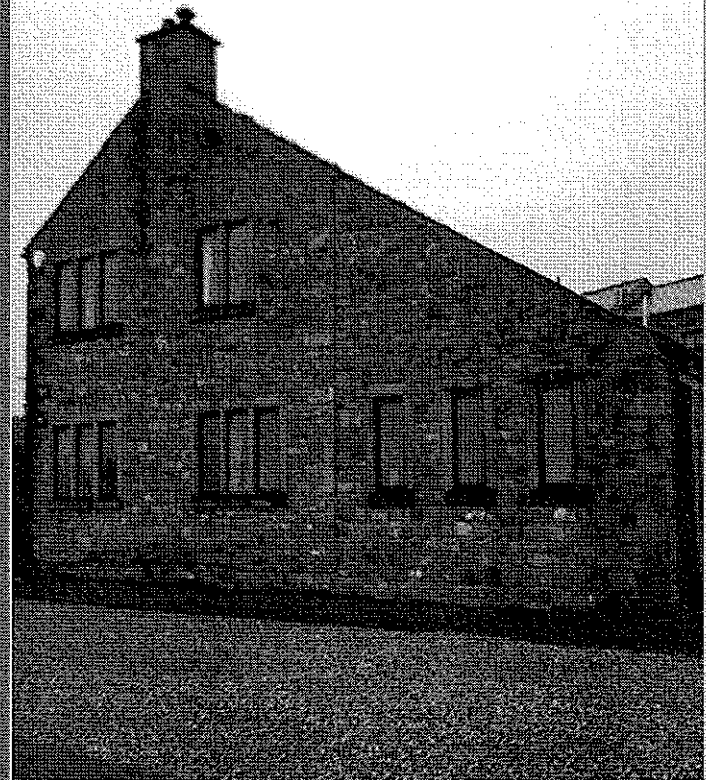
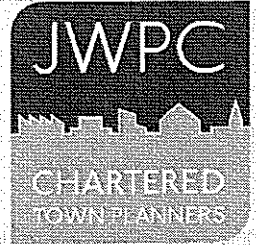
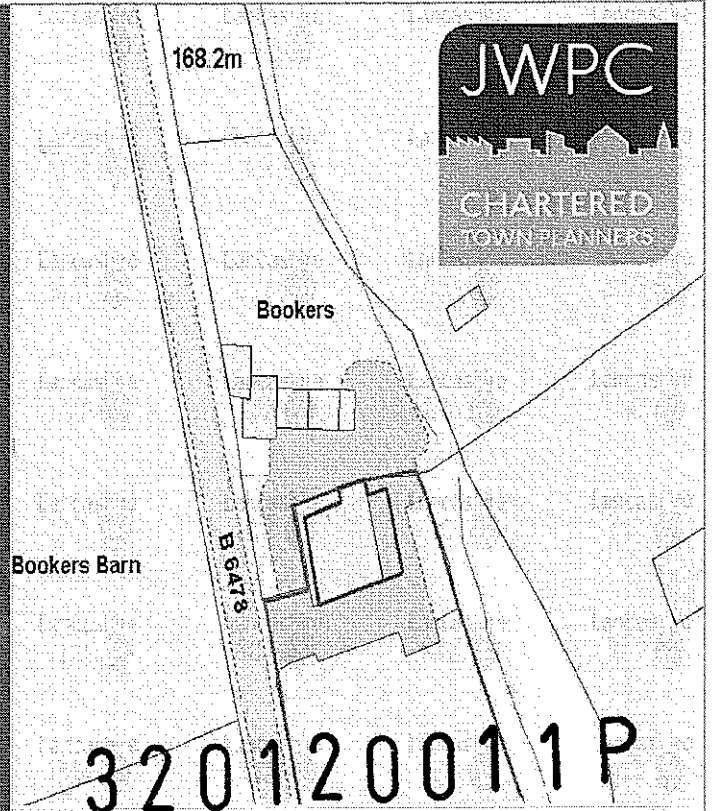


PL 7

PL 7 View outside Brookers Barn (Rear extension cannot be seen)

**Bookers Barn,
Fell Road, Waddington**

Proposed Extensions to House



Client:
Mr. John Bank

planning

support

statement

Contents

- 1** Introduction
- 2** Site Characteristics
- 3** Application Proposal
- 4** Planning Policy
- 5** Pre-application Advice
- 6** Planning Considerations
- 7** Summary

Appendices

1. Introduction

- 1.1 This Statement is intended to support a householder planning application for extensions to Bookers Barn, Fell Road, Waddington. These extensions include the addition of a small porch and a garden / playroom to accommodate the needs of the occupant's growing family.

- 1.2 This Statement provides an assessment of the planning context, explaining why the application ought to be approved. It is submitted alongside a full set of architectural plans and a separate Design & Access Statement prepared by Sunderland Peacock & Associates.

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2. Site Characteristics

- 2.1 The application site lies approximately 1.3km to the north of Waddington along Fell Road (B6478). The Ribble Valley Local Plan Proposals Map identifies the site to be located outside of any settlement boundary and within the Forest of Bowland Area of Outstanding Natural Beauty.
- 2.2 Having originally served as a barn in connection with farmhouse immediately to the north, the site was converted into a single residential property following the grant of planning permission in 1989 (application reference 3/1989/0373). This set the 190m² footprint dwelling within a modest curtilage of 0.08ha, separating the former barn buildings from the farmhouse. Although benefiting from a separate private drives, both the former barn and the farmhouse continue to share the access with Fell Road to the east.
- 2.3 The below aerial photographs of the site have been taken from Lancashire County Council's MARIO mapping website and demonstrate how the structure has changed between the 1960s when the site was in operation as a working farm and the present day, following the conversion of the property.



Figure 1: Aerial Photographs of Application Site taken during 1960s and Present Day

- 2.4 A Planning Condition to the change of use planning permission (3/1989/0373) withdrew Permitted Development Rights from the property. Condition 2 states that:

"Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 (or any Order revoking or revising that Order), any future extension, alterations to the

dwelling including the development within the curtilage, shall be the subject of a further planning application."

- 2.5 Since the grant of planning permission, there is no other record of planning applications for additions for alterations to the property.
- 2.6 It can be seen from the below photographs that many of the characteristics representative of the buildings former agricultural use have been lost as a result of the conversion. Unlike many other barn conversion properties within the AONB, Bookers Barn has many large, uniform windows, with cut stone surrounds serving both the ground and first floors of each elevation. It is apparent from the historic aerial photographs that the property has been extended to the east as part of the conversion, providing a cat-slide roof with a recessed flat roof allowing the upper floor windows to be illuminated. This is a particularly domestic feature.



Figure 2: Photograph of east elevation showing gable on projection roof, large domestic windows, inset windows to first floor and roof lights



Figure 3: Large uniform windows to ground and first floor of south elevation

2.7 Aside from its name and the remaining small arched opening on the roadside elevation of the building, there is little that betrays its past as an agricultural building. The number, consistency and design of the windows, the extensive gravelled drive area, chimney and residential additions such as a domestic alarm boxes and external domestic paraphernalia all contribute to the domestic appearance of the building. The photograph below demonstrates this clearly:

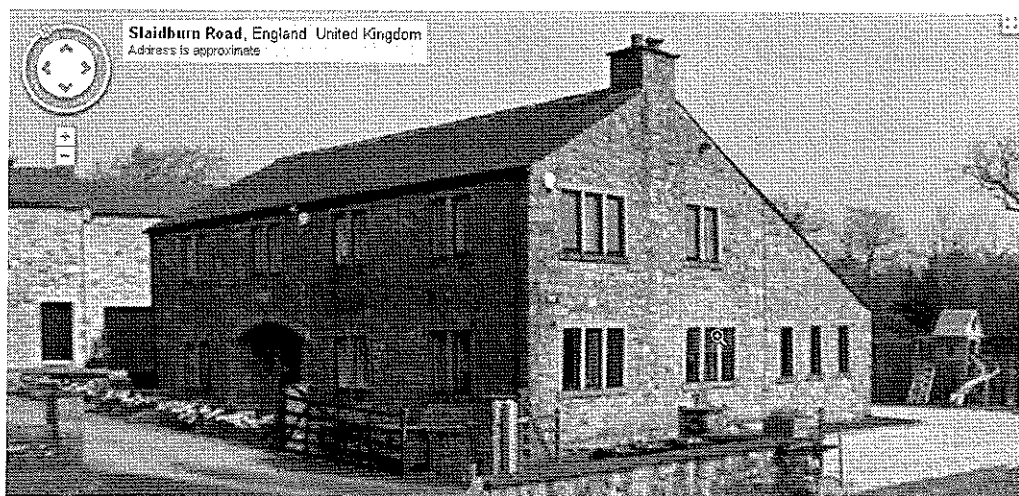


Figure 4: View of application site from the south-west

- 2.8 It is submitted that the barn has lost many its former agricultural features and to any passer by would be seen as a house. In terms of planning policy should be treated as a such.

3. Application Proposal

- 3.1 This planning application intends to secure full planning permission with a 'householder' application for the extension of the property to the east with a depth of 6.3m to provide a garden room with patio doorway and playroom. The proposal also includes the addition of a small porch to the southern elevation which will replace three existing windows, creating a front access to the property.



Figure 5: Photograph of location of proposed main extension, facing North

- 3.2 The proposed main extension would add 80m² to the ground floor and will consist of two elements under a double pitched roof. Constructed of stone (to match the existing dwelling) and oak, the garden room will be of a ridge height of 5.1m, featuring large glazed windows and patio doorway to ensure the maximum allowance of light. The east elevation will include the formation of an additional chimney stack, to a maximum height of 5.8m. This is significantly below the height of the main chimney and flue to the ridge of the property. An example of where such a feature has worked at similar sites has been provided for reference within the planning application documents. The playroom will be of stone build and at a slightly lower ridge height of 4.4m, with smaller windows to the east and north elevation.

The addition will also include a small extension to the existing entrance, providing a new doorway. The proposed pitched roofs will be covered in reclaimed slate, to match the existing house.

- 3.3 The porch proposed to the southern elevation adds 5.3m² to the property. It is 3.7m in height and 3.6m in width, providing both a front doorway and small window, consistent in style to others on this main elevation. Materials will also be stone, to match the existing property.
- 3.4 The house is set back from Fell Road with the proposed extension approximately 25m from the highway. Views of the proposed main extension will to an extent be glimpsed from further south on Fell Road; it is however largely hidden due to the lay of the land. Closer to the property the main extension will not be visible as it is set behind the house.
- 3.5 Full details of the proposal are available within the Design & Access Statement prepared by Sunderland Peacock & Associates. This document contains Photomontages providing views of the site and the extensions from the highway (Figures PL.6 and PL.7).

4. Planning Policy

National Policy

- 4.1 Planning Policy Statement 3 (PPS3): Housing provides the Government's overarching policies for the delivery of housing objectives. It states that the Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.
- 4.2 Paragraph 69 of PPS3 states that in the determination of planning applications, Local Authorities should have regard to:
- achieving high quality housing;
 - ensuring developments have a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people;
 - the suitability of a site for housing, including its environmental sustainability;
 - using land effectively and efficiently;
 - ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and do not undermine wider policy objectives.

Local Policy

- 4.3 Ribble Valley Borough Council remains at a relatively early stage in their progression towards the adoption of the Local Development Framework. The Local Planning Authority published the Draft Core Strategy in August 2010 and an updated Local Development Scheme anticipates formal adopted by November 2012. Work is yet to commence on the Development Management Policies and Sites Allocations Development Plan Documents. Because these documents are at such an early stage, they can be offered very limited material weight in the determination of planning applications. The Development Plan for the Borough therefore consists of the 'saved' policies of the District-wide Local Plan (1998) and Supplementary Planning Guidance.

- 4.4 The Local Plan Proposals Map designates the application site outside of the defined settlement boundary of Waddington and within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 4.5 Under **Policy G1**, all development proposals are expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the relevant following criteria will be applied:
- a) Developments should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
 - d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
 - e) The density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, as well as the effects of development on existing amenities.
 - g) Developments should provide adequate day-lighting and privacy.
 - h) Materials used should be sympathetic to the character of the area.
- 4.6 **Policy ENV1** states that the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced. In addition, development will also need to contribute to the conservation of the natural beauty of the area. The environmental affects of proposals will be a major consideration and design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social wellbeing of the area.
- 4.7 **Policy H2** requires that outside settlement boundaries, the impact of proposals on the countryside will be an important consideration in determining all applications. Development

should be appropriately sited and landscaped. In addition, scale, design and materials used must reflect the character of the area, and the nature of the enterprise.

- 4.8 Through **Policy H10**, proposals to extend or alter *'existing residential properties'* within the Plan area will be considered on the basis of the scale, design and massing of the proposal in relation to the surrounding area. Proposals which conform to the criteria set out in Policy G1 will be considered acceptable.
- 4.9 **Policy H17**, which focuses on design matters, states that planning permission for the conversion of buildings will be granted subject to a number of criteria. This is applied in the case of a new 'conversion' rather than subsequent alterations. In the case of the application site, consent was granted prior to the adoption of this policy. It is understood preceding policies were less stringent in terms of design quality and this is reflected in the application building.
- 4.10 **Policy H18** which focused on extensions to former agricultural conversion properties was not 'saved' by Direction of the Secretary of State in 2007. It was considered that other adopted other policies would provide scope on which for proposals to be determined. The supporting text Policy H17 is therefore is the only guidance of particular relevance to the application of this policy.
- 4.11 Ribble Valley Borough Council produced a **Supplementary Planning Guidance Note on Extensions & Alterations to Dwellings** (September 2000). This document provides basic guidance on the design criteria of acceptable extensions to residential properties, in support of Local Plan Policy H10. It states that properties within the AONB or Conservation Areas will be subject to stricter control and that any developments in these areas are expected to contribute to their character. The application plans have taken reference to this SPG in order to design a scheme which is respectful of the AONB designation and meets the aspirations of the applicant. Consideration has been given in terms of scale, size, general form and shape, materials, roof design and impact on neighbouring dwellings.

5. Pre-application Advice

- 5.1 The proposal subject to a formal pre-application enquiry request from the Local Planning Authority in October 2011. A formal response was received, dated 09th November 2011, which provided an Officer opinion of the proposal. The letter provided no reference to Local Plan Policy H10 and instead discussed Policies ENV1 and H17.
- 5.2 The pre-application response offered no support for the extension proposals and contended that under H17 the extension would significantly detract from the character of the host dwelling as a former agricultural building, and would reduce its appearance to that of a conventional dwelling. It was concluded that the extensions would have a materially harmful effect upon the intrinsic design of the host dwelling and would significantly diminish the character of the rural setting by reducing the degree of the association between the building and its surroundings, thus having a materially harmful effect on the setting of the property within the Forest of Bowland AONB.
- 5.3 It is considered that this initial assessment is provided under a policy of no relevance to the application. As stated above, Policy H17 is intended for proposals for the conversion of former agricultural properties. This site was converted in 1988, through a planning permission which allowed for the loss of the building's distinctiveness. Seen from the photographs above, the application site demonstrates the characteristics of a house and therefore Policy H10 is most relevant to an assessment of alterations or extensions.
- 5.4 The following Chapter will demonstrate why the application is consistent with Development Plan policy and why the application should be approved.

6. Planning Considerations

- 6.1 This application is submitted on the basis of an assessment of Development Plan policies by the applicants and in the belief that there are no material planning considerations to counter the principle in favour of such development.
- 6.2 The relevant 'saved' policy of the Ribble Valley District-wide Local Plan is considered to be Policy H10 (Residential Extensions). The former Policy H18 on Agricultural Building extensions having expired in 2007. It is perceived that in the case of this planning application, the Local Planning Authority should principally use Policy H10 in the determination of this application and not H17 which provides criteria to assess applications for the conversion of rural buildings. It is a fact that this building was converted under less stringent conversion policies and as a consequence, it has failed to retain the inherent agricultural appearance and character of the former 'barn'.
- 6.3 Policy H10 is read alongside the LPA's SPG on residential extensions. In line with this guidance, the extensions remain sub-ordinate to the original building with the roof pitches and chimney stack, significantly lower than the main roof. Through the design and siting of the extensions, visual attention will continue to be focused towards the principle elevations of the main property. It is therefore justified on the basis of scale, design and massing. The extension will be 10m to the south of the nearest properties at the Bookers farmhouse and the proposal is of only a single storey, there will be no detrimental impact to neighbour amenity.
- 6.4 In terms of Policies G1, ENV1 and H2, the proposal is considered well sited and respectful of the AONB setting. With the main extension set-back from the highway, it will only be visible when viewed from the south along Fell Road. To the east the site is screened by trees. Where views are possible, the use of stone to match the existing dwelling and glass will assist in ensuring there main extension will not form a prominent feature within the landscape. The proposed porch to the southern elevation represents a minor addition to the structure and will replace three uniform windows which are not typical of a barn conversion, creating a main entrance to the property. This again will blend into the character of the dwelling with materials to match.

6.5 The planning application meets tests of each relevant adopted planning policy and should therefore be approved by the Local Planning Authority.

7. Summary

- 7.1 This Statement has been prepared in support of a planning application for the extension of Bookers, Barn, Fell Road, Waddington. The proposal seeks to add to the existing property a garden room and playroom to the east (80m²), and small porch to the south (5.8m²). The design, as indicated within the Design & Access Statement has been carefully considered in relation to the buildings size, massing and position in order to meet both the applicant's aspirations and respecting the Area of Outstanding Natural Beauty. The extensions will be subordinate to the original building and public views of the extensions will only be available from distance to the south along the highway which is a 'national speed limit' road without footways – glimpses of the extension will be fleeting at most. The use of materials will ensure that visual focus is maintained towards the original structure.
- 7.2 The site is a former barn which received planning consent for conversion to a residential property nearly 24 years ago. This consent removed Permitted Development rights from the dwelling, however through the conversion; the site has lost all architectural features representative of its historic agricultural use. The property is characterised with a cat-slide roof which is more character of a traditional house. This includes an area of broken roof on the east elevation with inset windows and large uniform windows exist to both the ground and first floor of each elevation. It therefore carries the appearance of a large house opposed to a former barn.
- 7.3 Because of its appearance it is appropriate for the Local Authority to determine the application against Local Plan Policy H10, rather than other policies framed to towards agricultural buildings. In this sense, the extensions have been prepared having taken into consideration the scale, design and massing of the proposal in relation to the surrounding area and the character of the AONB. The proposal also meets the requirements of Local Plan Policies G1, ENV1 and H2.
- 7.4 The Local Planning Authority is invited to agree with the above assessment of the proposal against adopted planning policy and approve the application.

JWPC Limited

December 2011