



RIBBLE VALLEY
BOROUGH COUNCIL

26 JAN 2012

FOR
ATTENTION OF

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

For office use only

Application No: 320120087 P

Date received 26.1.12

Fee paid £ 336.00 Receipt No: 14814

Application for Planning Permission
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

Title:	Mr	First name:	Richard	Surname:	Wilson	
Company name:						
Street address:	New Ings Farm			Country Code	National Number	Extension Number
	Coal Pit Lane			Telephone number:		
	~~1B Waterview~~			Mobile number:		
Town/City:	Gisburn			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB7 4JH					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Matthew	Surname:	Wyatt	
Company name:	JWPC Limited					
Street address:	1B Waterview			Country Code	National Number	Extension Number
	White Cross			Telephone number:	01524 599980	
				Mobile number:		
Town/City:	Lancaster			Fax number:	01524 599989	
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	LA1 4XS				enquiries@jwpc.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of Use of Land to Private Residential Curtilage and Two Storey Extension to Farmhouse

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

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	NEWINGS FARM		
Street address:	COAL PIT LANE		
	GISBURN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4JH		

Description:

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

Easting:	383922
Northing:	447335

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):

Officer name:

Title: Miss First name: Claire Surname: Booth

Reference:

Date (DD/MM/YYYY): 11/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Requirement to include change of use of land to residential curtilage in connection with farmhouse.

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. 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

9. Materials

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

Walls - description:

Description of existing materials and finishes:

Stone - mix of sandstone and granite

Description of proposed materials and finishes:

Stone - mix of sandstone and granite

9. (Materials continued)

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Roof - description:

Description of *existing* materials and finishes:

Yorkshire grey slate

Description of *proposed* materials and finishes:

Yorkshire grey slate

Windows - description:

Description of *existing* materials and finishes:

Wood

Description of *proposed* materials and finishes:

Wood

Doors - description:

Description of *existing* materials and finishes:

Wood

Description of *proposed* materials and finishes:

Wood

Boundary treatments - description:

Description of *existing* materials and finishes:

Wooden fence

Description of *proposed* materials and finishes:

As existing

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

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. 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 an appropriate 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☐ Main sewer☐ Pond/lake☒ Soakaway☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

C3 Dwellinghouse

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. 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'

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

454

sq metres

22. Industrial or Commercial Processes and Machinery

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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:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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

25. 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: Mr First name: Matthew Surname: Wyatt

Person role: Agent

Declaration date: 23/01/2012

☒ Declaration made

25. 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: Mr First Name: Matthew Surname: Wyatt

Person role: Agent

Declaration date: 23/01/2012

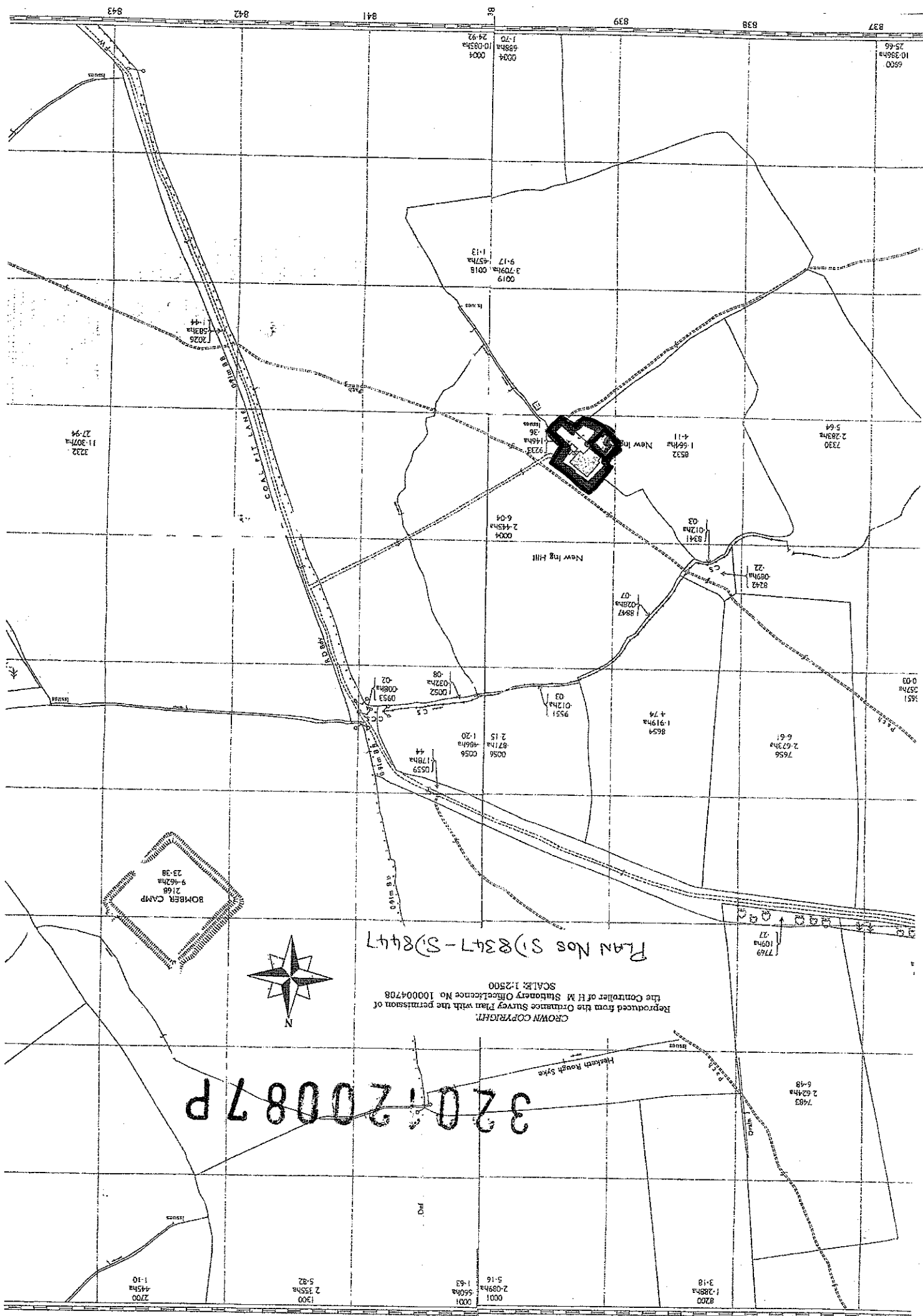
☒ Declaration Made

26. Declaration

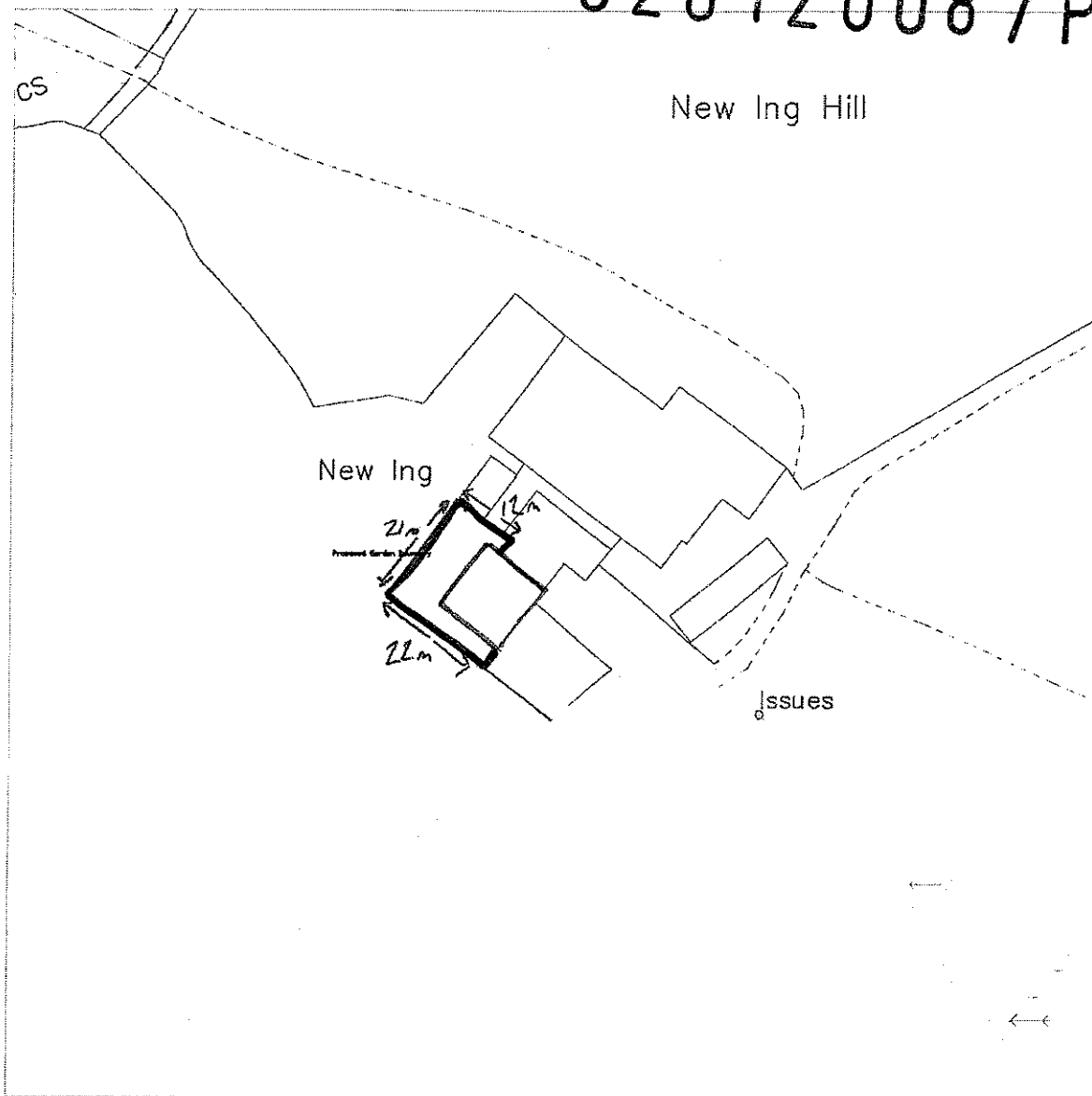
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

☒

Date: 23/01/2012



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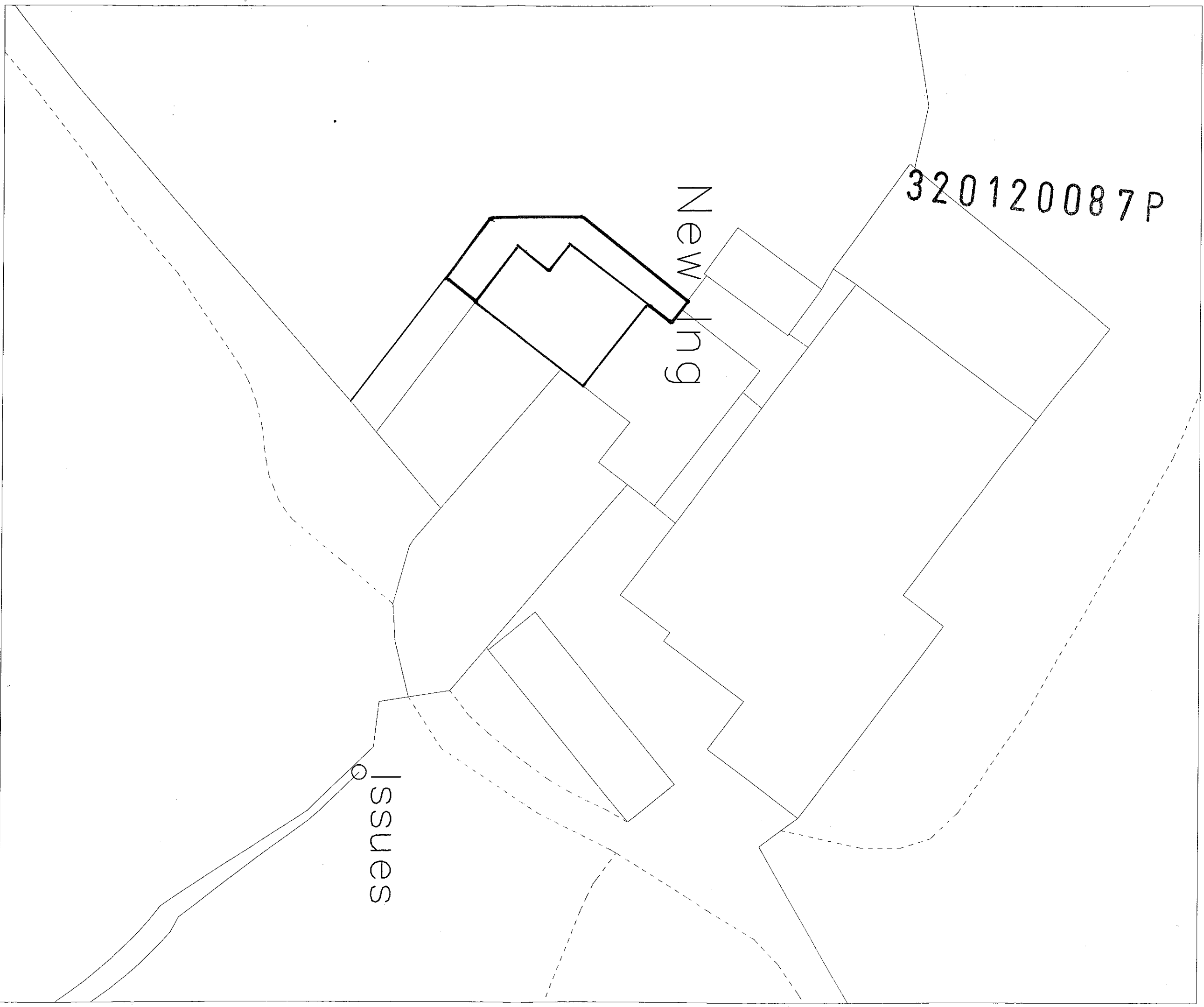
CLIENT: Mr R WILSON
SITE ADDRESS: NEWINGS FARM
COAL PIT LANE
GISBURN
SCALE: 1:1250

DRAWING NO: RWIL3
DRAWING NAME: LOCATION PLAN
DATE: 17/01/2012

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New Inng

Issues



CLIENT:

Mr R WILSON

DRAWING NO:

RWIL2

SITE ADDRESS:

NEWINGS FARM
CDAL PIT LANE
GISBURN

DRAWING NAME:

EXISTING BOUNDARY

DATE:

17/01/2012

SCALE:

1:200



CLIENT:

Mr R WILSON

DRAWING NO:

RW11

SITE ADDRESS:

NEWINGS FARM
CDAL PIT LANE
GISBURN

DRAWING NAME:

PROPOSED BOUNDARY

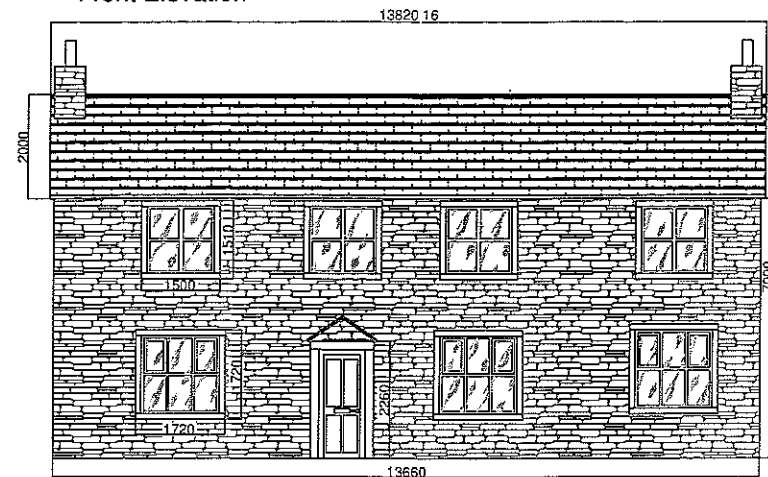
DATE:

17/01/2012

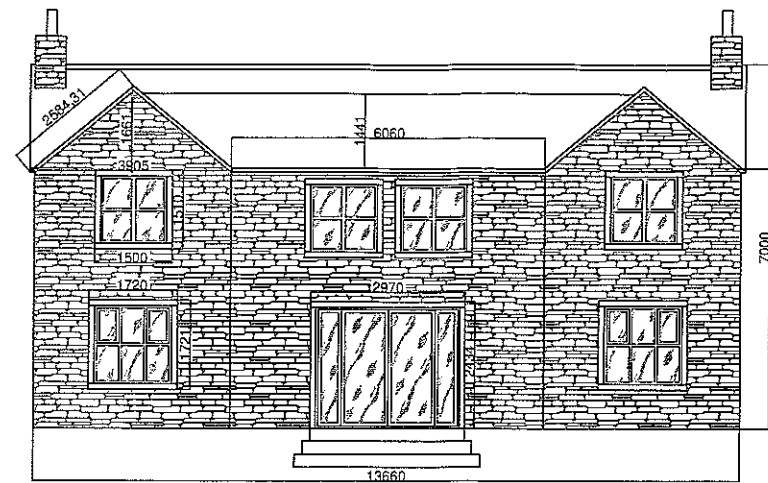
SCALE:

1:200

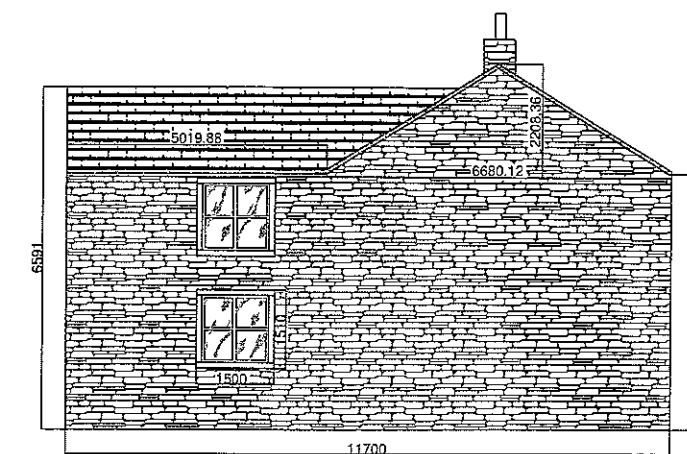
Front Elevation



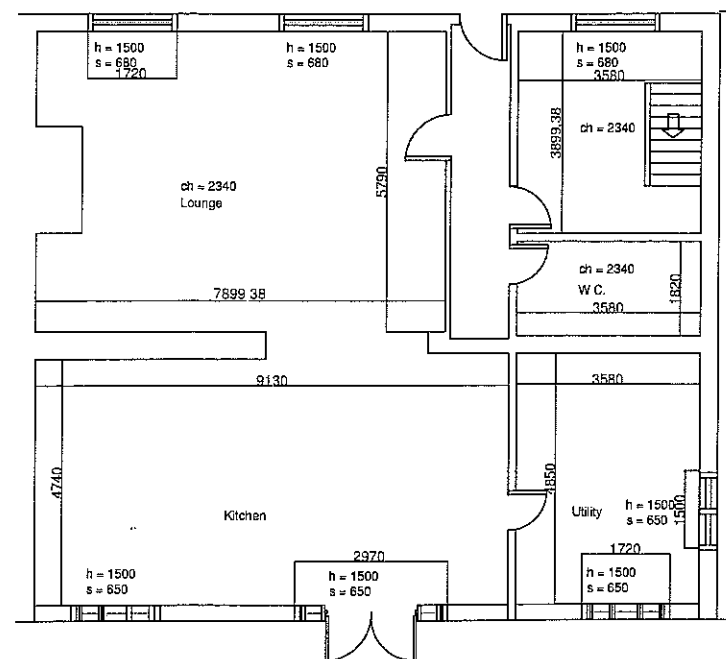
Rear Elevation



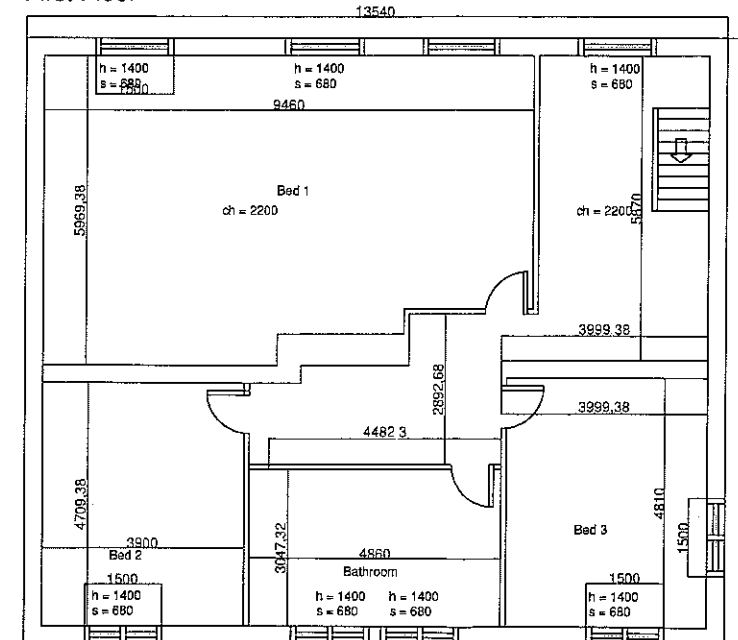
Side Elevation



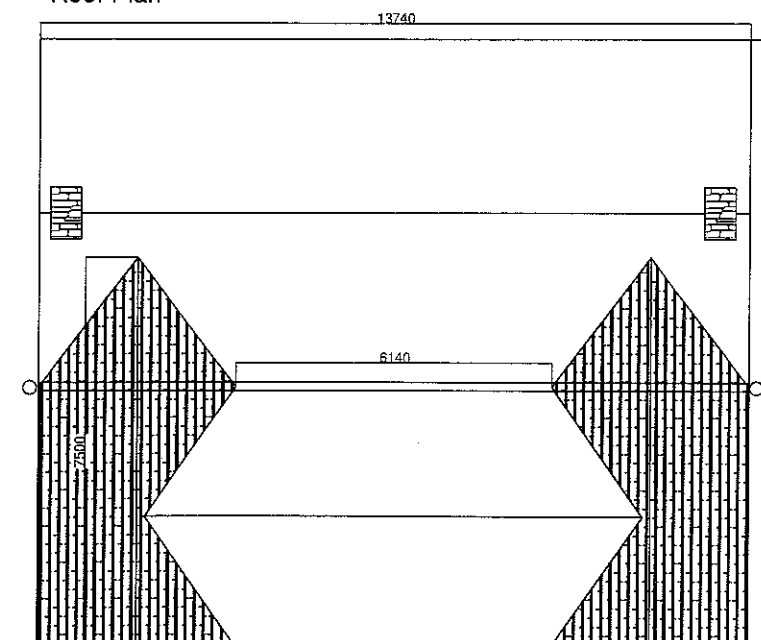
Ground Floor



First Floor



Roof Plan



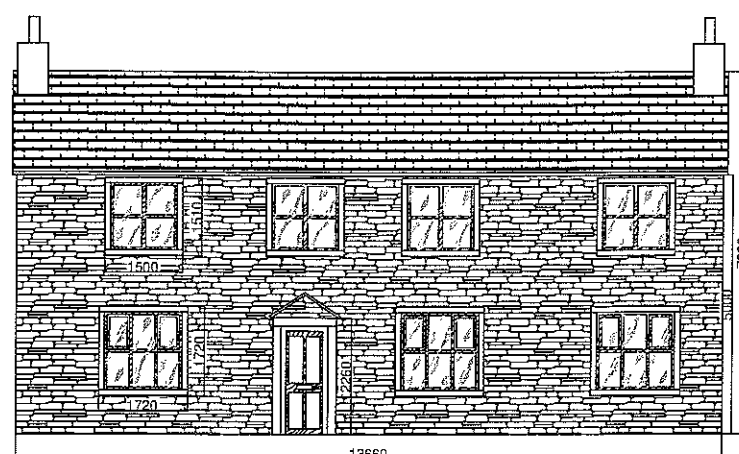
Valley Gutter to run internally through gable roof voids and externally over valley.

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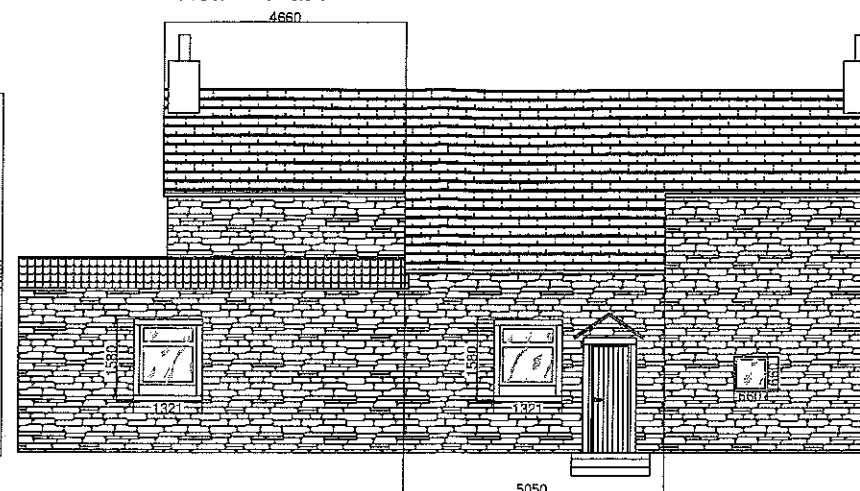
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Project Title: Newlings Farm
Client: Mr R A Wilson
Scale: 1:100

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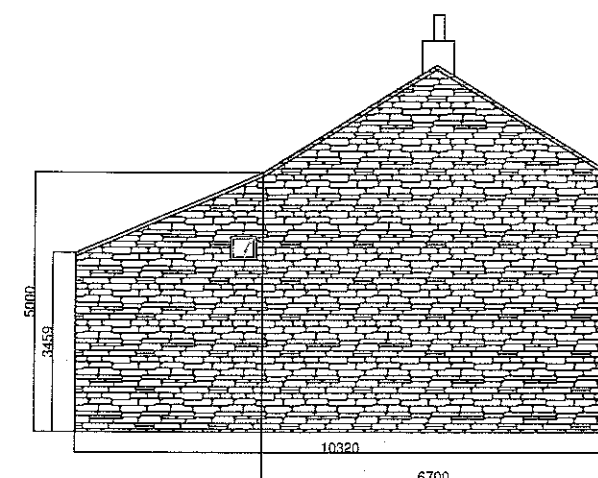
Front Elevation



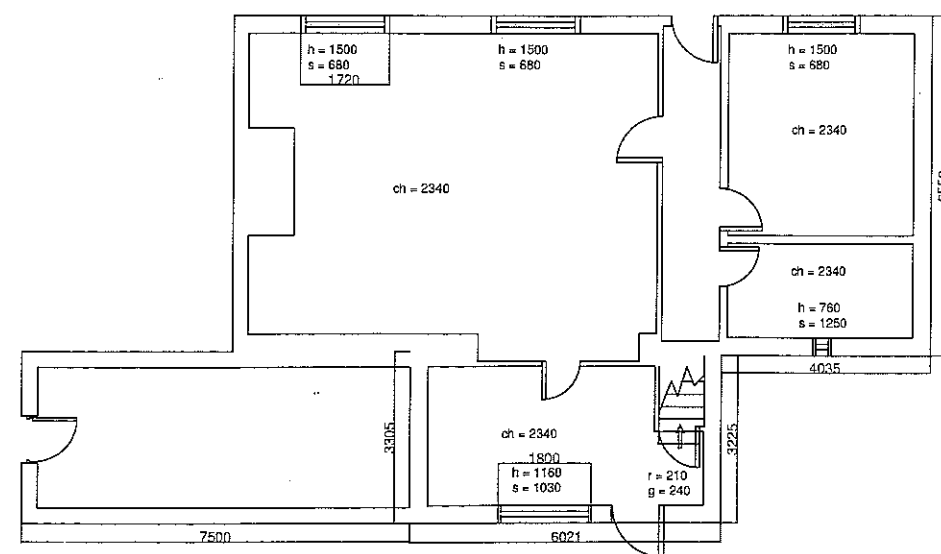
Rear Elevation



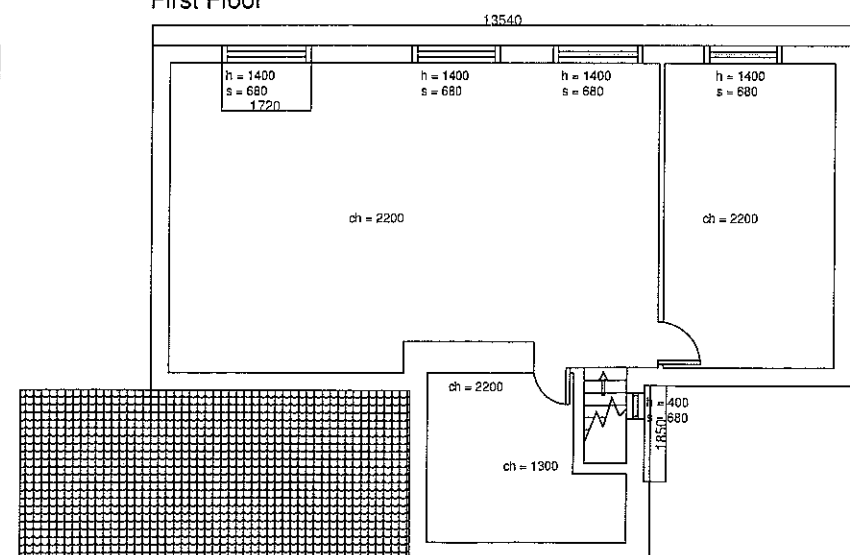
Side Elevation



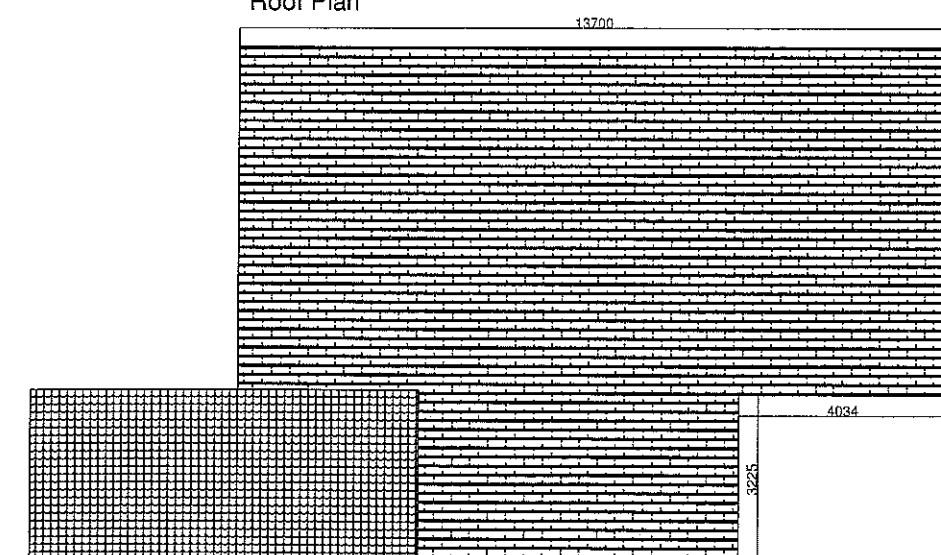
Ground Floor



First Floor



Roof Plan



Drawing Title: Existing Plans and Elevations
 Project Title: NewIngs Farm
 Client: Mr R A Wilson
 Scale: 1:100

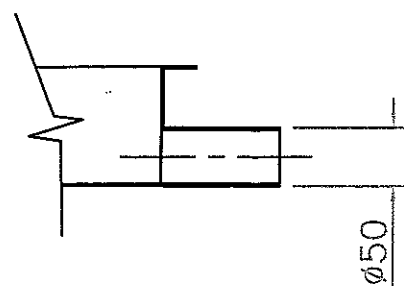
SK2 20-10-11

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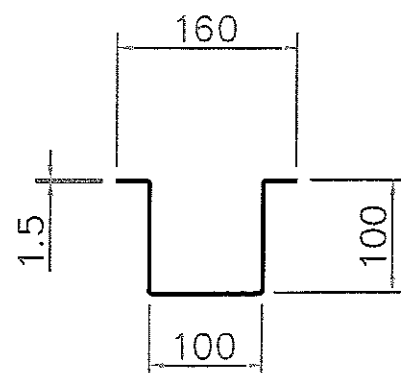
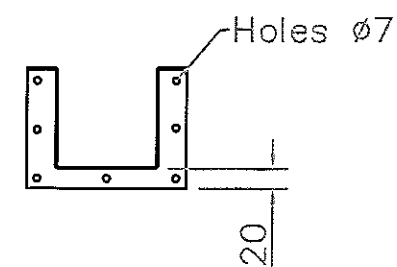
2200

6140

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Section through
Outlet

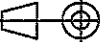
Section through
Channel

View on
Flange Plate

Channel	AS301/ 304 St St/ Pickled & Passivated
#	
Outlet	ø50 x10 long untrapped
Channels over 3m in length will include bolted flange plates	

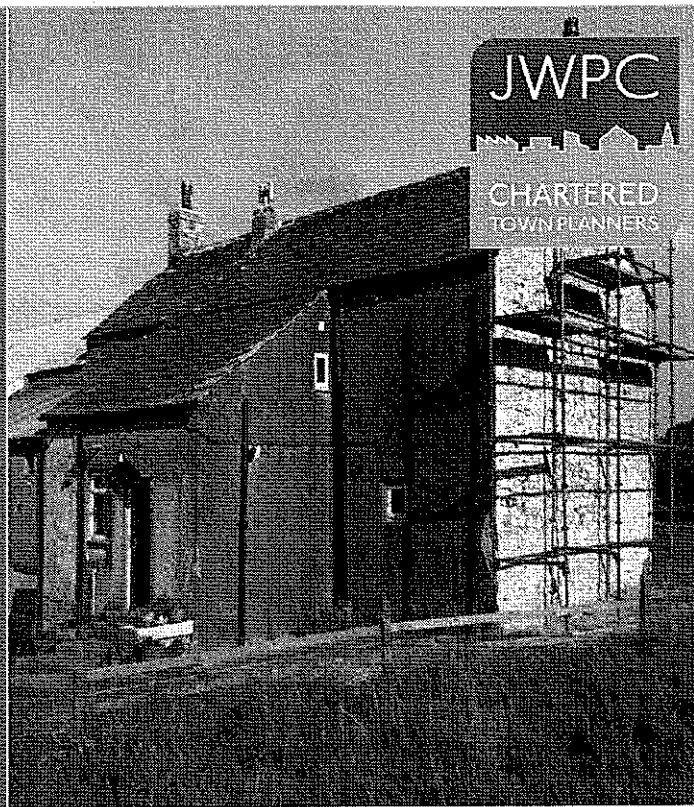
NOTES

NOTES
a/ FOR BESPOKE CHANNEL SPECIFICATION REFER TO DRG No. E1-T18-001-1
b/ FOR BESPOKE CHANNEL TOLERANCES REFER TO DRG No. E1-T18-002-1
c/ CHANNEL INVERT DEPTH SHOWN [THUS 60]

#	#	#	#	#	#
Issue	Date	Description			Name
Material:		Product Type:	 ACO building drainage ACO Business Centre Canton Road, London, Bedfordshire, MK43 0P. Tel: 01462 516955 Fax: 01462 516450 E-mail: buildingdrainage@aco.co.uk Website: www.aco.co.uk/buildingdrainage		
SEE TABLE		SEE TABLE			
Tolerances:		Surface Finish:			
SEE NOTE b/		SEE TABLE			
Date	Name	Scale	Unit	Projection: ISO-E	Information contained in this drawing is copyright property of ACO Building Drainage. Any reproduction in part or whole without written consent of ACO Building Drainage is prohibited.
Drawing: 20/10/11	AB	#	M/M		
Checked: #	#		Project No. #		
Updated: #	#				
Project/Contractor: # Newings Farm			Drawing No. SK2 20-10-11		Issue: A
Description: Channel proposal			Scale: 1:1		#

New Ings Farm Coal Pit Lane, Gisburn

**Change of Use of Land to
Private Residential Curtilage
and Two Storey Extension to
Farmhouse**



Client:
Mr. Richard Wilson

planning

support

statement

Contents

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- 2** Site Characteristics
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- 6** Summary

1. Introduction

- 1.1 This Statement has been prepared in support of a planning application for the proposed extension of New Ings Farmhouse including a change of land to the rear to private residential curtilage, Coal Pit Lane, Gisburn. The proposal has been carefully prepared, having taken note of comments from the planning department at pre-application stage in January 2012. The application follows two previous applications seeking purely an extension to the farmhouse (application references 3/2011/0389/P and 3/2011/0929/P) which were withdrawn prior to their determination target.
- 1.2 The farmhouse forms one of a cluster of farm and barn buildings which remain in active use throughout the year. It is the intention of the applicant to be able to operate the working farm from the farmhouse. The small size of the accommodation however is inappropriate for meeting the needs of a modern-day family home. The proposed extension and a modest addition to the rear curtilage represents not only an improvement to the living and working conditions of the occupants but would significantly improve their quality of life, creating additional bedrooms for family members that could assist in the running of the farm.
- 1.3 This Planning Support Statement provides an assessment of the planning context of the application and demonstrates why the application should be approved. In addition to the plans, forms, fee and this Statement, the application is also supplemented by a Bat Survey as required for the Council's validation checklist.

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2. Site Characteristics

- 2.1 New Ings Farm lies within the Open Countryside, approximately 2 miles to the south of the village of Gisburn. The site is currently accessed from a long track off Coal Pit Lane which in turn connects to the A682 highway, running from Gisburn in the north to Barrowford and Nelson to the south.
- 2.2 The site has a long history operating as a working farm associated with the surrounding 30 acres and the farmhouse to which this planning application relates currently forms one of six farm buildings. Barns constructed to the east of the site all continue to remain in use and are of a substantially greater footprint than the total curtilage of the farmhouse.

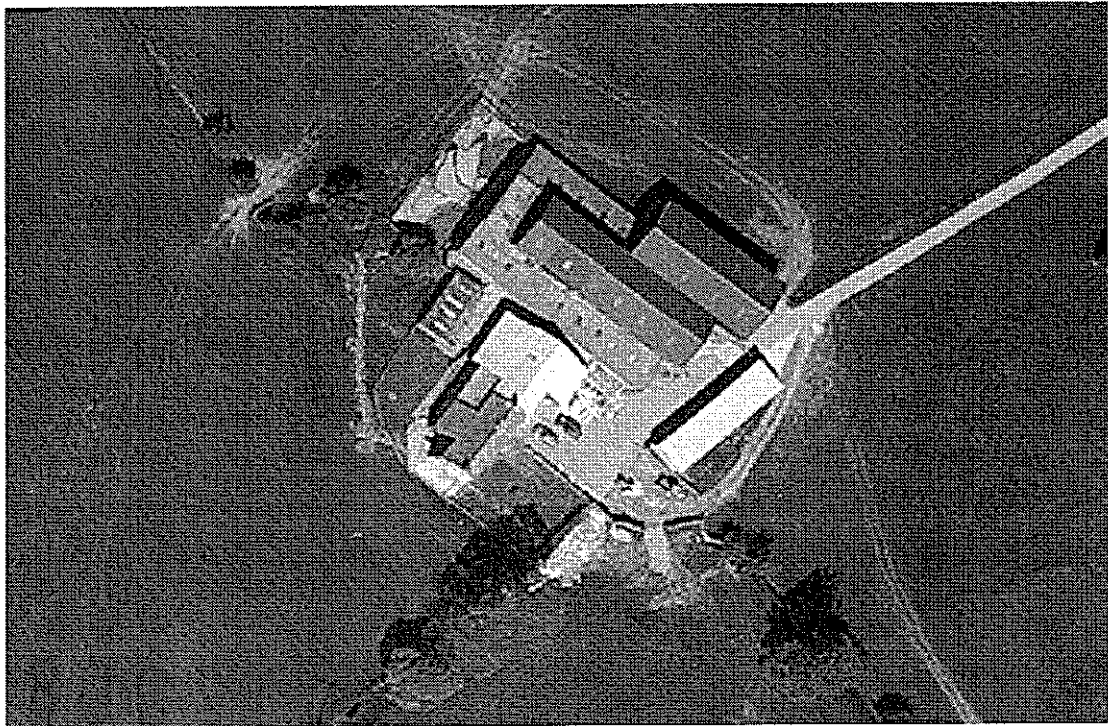


Figure 1: Aerial photograph of New Ings Farm

- 2.3 The farmhouse building is part two and part single storey with a floor area of 248m². The farmhouse has only two bedrooms with a living room, water closets and a small kitchen occupying the single storey element to the rear. Although only accessed from outside of the property, a single storey element to the rear is used for storage. No recorded additions have been made to the building since the Town & Country Planning Act (1947) and the existing footprint is considered the original building. The farm building's front elevation features seven windows and these are essential to the property since a lack of openings to the rear

(a single window to the ground floor single storey part of the building and also a small opening to the west) significantly reduces the level of natural daylight to primary rooms – in turn impacting upon residential amenity.



Figure 2: Photograph of existing rear elevation

- 2.4 The site curtilage currently has a garden area to the front of the site of 255m². As seen from the above aerial photograph however, this is of limited value to the occupants since enjoyment of this space is significantly reduced by the proximity to the main activities of the working farm and the immediately adjacent vehicle parking area (for large vehicles such as tractors etc). To the rear of the property, the curtilage boundary exists only 3.2m from the existing rear wall. Providing only 70m² of rear garden area, this area is wholly inappropriate for the carrying out domestic activity and enjoyment of the dwelling house. It is understood that previous owners of the site had extended the existing rear garden to the extent currently proposed (see Chapter 3). The current application is made based on records provided by the Local Planning Authority and seeks to regularise the current position.

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New Ing

The diagram is a site plan showing various land parcels. A large, irregularly shaped parcel is outlined with a solid line. Within this parcel, there are several smaller, rectangular areas outlined with solid lines. The text 'New Ing' is written in a large, sans-serif font across the upper left portion of the main parcel. The overall layout suggests a complex of buildings or land divisions within a larger site.

Figure 3: Extract from Site Plan showing Existing Rear Curtilage

- 2.5 The farmhouse is set back from the larger barns which dominate views of the site. The farmhouse is well screened by these operational units from views to the east from Coal Pit Lane. The photographs below demonstrate this and how visual attention is directed towards the cluster of larger barn buildings, opposed to the farmhouse and curtilage. It is therefore considered that a rear extension to the rear of the farmhouse is appropriate in terms of its impact on the Open Countryside.



Figure 4: Photograph of area to rear of farmhouse, showing the massing of adjacent barns

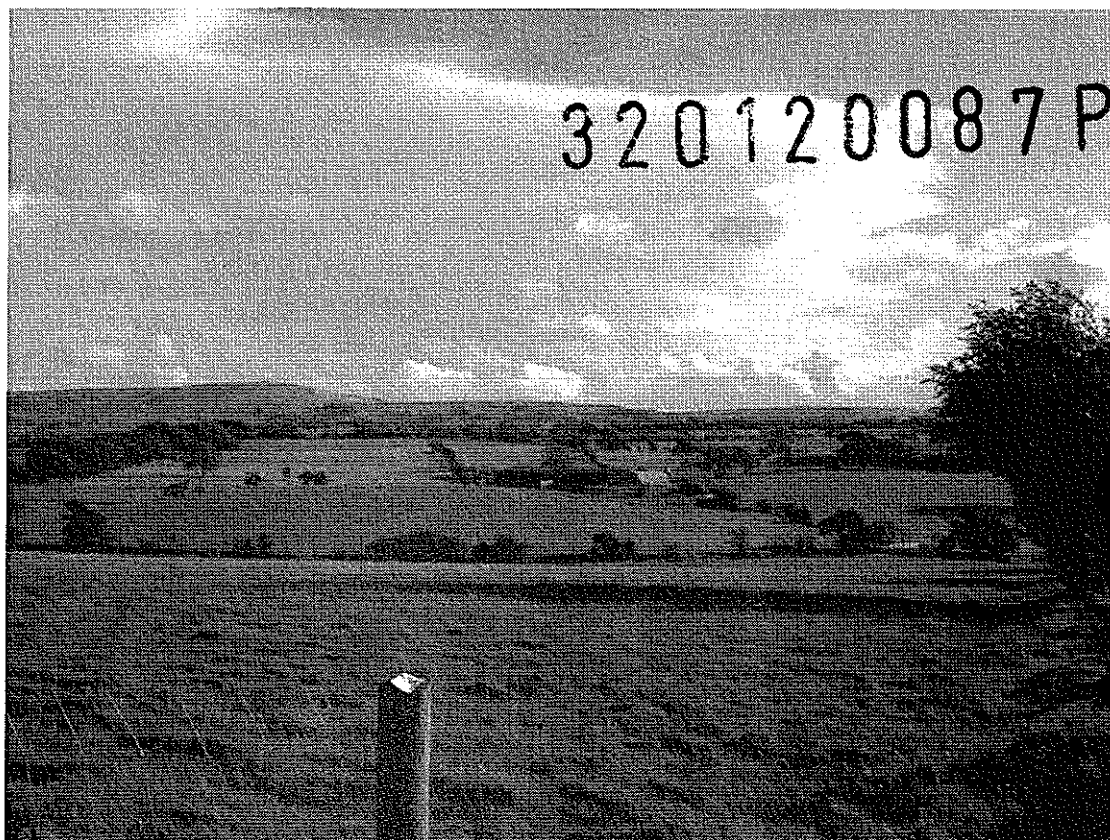


Figure 5: View of NewIngs Farm facing south-east from Coal Pit Lane

3. Application Proposal

- 3.1 This full planning application is has been prepared following the withdrawal of previous application references 3/2011/0929P and 3/2011/0389/P. The proposal has since been revised to take into account of comments provided at a pre-application meeting in January 2012, adopted planning policies and Supplementary Planning Guidance. It also seeks to meet the needs of the applicant who wishes to achieve a home they can enjoy, which allows them to live on-site and maintain the farm. The age of the property is such that it is currently unsuitable for modern family use and there is also an important need to increase the level of natural lighting into the primary rooms along the property's rear elevation and to provide a reasonable level of private amenity space.
- 3.2 The proposed addition extends the existing farmhouse only to the rear, with a design which incorporates six new windows and a patio doorway. The proposal has been scaled back from that of the previous proposal, reducing the depth of the extension by 1.3 metres. This aims to achieve an increase in the floor area of the building of 73m² (29% increase). Materials will match those of the existing property (building comprising a stone mix of sandstone and granite, with Yorkshire grey slate roof).
- 3.3 Internally, the extension will allow for the creation of a much larger, more appropriate kitchen; utility room; and the first floor will provide an additional two bedrooms and bathroom, having moved the location of the internal staircase to the side of the first floor hallway. The single storey area to the rear currently used for storage will be removed.
- 3.4 The design of the rear elevation brings balance and symmetry to the rear elevation of the farmhouse. The roof has been designed to create a hipped M-shape, including two gable ridges at to the rear. Consideration has also been given to the area of roof space between the hipped ridges where approximately 33m² of roof leads into the valley. Having taken advice from a drainage technician the proposal includes the addition of a 6.1m stainless steel channel (with a 100mm wide box gutter running 22mm deep), leading to an internal gutter system. A 50mm dia outlet will be present on each side and it is calculated this will be sufficient to cope with a rainfall intensity of 75mm/hr (0.7 litre/second drop into the gutter). A separate plan has been included within the application documents to demonstrate this.

- 3.5 The change of use of a small area of land to private residential curtilage extends the rear garden area 12m from the rear wall of the existing farmhouse, providing 255m² of additional space (the same level as currently to the front of the property). The proposed boundary fits well with the presence of existing farm and barn buildings, which essentially screen the area to the east and north-east from Coal Pit Lane. The additional curtilage is deemed to provide both a reasonable level of private amenity space for occupants of the farmhouse and also the comfortable siting of the house extension to the rear.
- 3.6 Should it be necessary, the applicant is willing to forego Permitted Development Rights to ensure that the Local Planning Authority may maintain strict control over any additional development within the proposed new curtilage.
- 3.7 The proposed development will not affect either existing vehicular or pedestrian access.

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4. Planning Policy

National Policy

- 4.1 The Government's overarching national planning guidance towards residential development is provided within Planning Policy Statement 3 (PPS3): Housing. One of the document's key policy goals is to ensure that everyone has the right to live in a decent home, which they can afford, and in a community where they want to live.

Local Policy

- 4.2 Ribble Valley Borough Council is currently at an early stage in its progression towards the Local Development Framework. The Development Plan for the District therefore consists of Regional Spatial Strategy for the North West, the 'saved policies' of the Ribble Valley Local Plan (adopted June 1998) and relevant supplementary planning guidance documents.
- 4.3 Local Plan Policy G1 states that 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 the determination of planning applications the Local Authority will apply the following criteria:
- Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
 - The density, layout and relationship between buildings is of a major importance. Particular emphasis will be placed on visual appearance and relationship to the surroundings, as well as the effects of development on existing amenities.
 - Developments should provide adequate daylight and privacy.
 - Materials used should be sympathetic to the character of the area.
- 4.4 Policy G5 states that outside the main settlement boundaries, planning consent will only be granted for small-scale developments which are:
- i) Essential to the local economy or the social well being of the area; or
 - ii) Needed for the purposes of agriculture or forestry; or
 - iii) Sites developed for local needs housing (subject to Policy H20 of this plan); or

- iv) Small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or
- v) Other small-scale uses appropriate to a rural area which conform to the policies of this plan.

- 4.5 Policy ENV3 identifies that in the Open Countryside outside the AONB, and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area.
- 4.6 Through the implementation of Local 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.
- 4.7 In September 2000, Ribble Valley Borough Council adopted a Supplementary Planning Guidance Note focussing on extensions and alterations to dwellings. This SPG continues to be relevant to the determination of planning applications and it sets down the design principles for which planning applications will be assessed:

Character

- 4.8 Any extension should reflect the character of the original house and the wider locality. Particular care needs to be taken with any scheme which is visible from public vantage points, such as highways, including public footpaths and bridleways.

Scale

- 4.9 In terms of scale, there should be a good visual relationship between the original dwelling and any subsequent additions (either existing or proposed). As a general rule any extension should not dominate the original house. This is particularly important in relation to buildings of historic or architectural importance. Extensions should be avoided which are bulky and effect the overall mass of the dwelling to an extent where the extension is highly prominent. In general, extensions should respect the proportion, form and detailing of the original dwelling.

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Size

- 4.10 The SPG identifies that it is also important to maintain a supply of different sized properties to meet the needs of all sectors of the rural community. The proposed development should be appropriate to the plot size and not result in a cramped appearance. Within the Open Countryside, extensions which lead to properties becoming significantly more prominent will not be allowed. The development of very large extensions in relation to small rural dwellings is more akin to the construction of a new dwelling, which would otherwise be resisted in the Open Countryside. The SPG specifically states that this does not mean that large extensions will be automatically refused, however the Local Authority needs to carefully consider the application and as a rule of thumb they will seek to avoid proposals which increase the size of dwellings in the Open Countryside in excess of 33% of the original floor area.

General Form & Shape

- 4.11 The general form and shape of the original dwelling should be respected and reflected in the extension. The SPG states it is normally better not to introduce design features which are not in keeping with the original house and the locality. Exceptions to this are in cases where innovative design can greatly improve the appearance of an unsightly building.

Materials

- 4.12 Materials – The Local Authority will expect that any extension will be carried out using materials which match those of the existing building.

Roof Design

- 4.13 The SPG advises the need to generally follow the existing roof profile (angle of slope) if this is in keeping with the area. Large extensions may, however, benefit from alterations in roof profile to avoid large expanses. There is a requirement to use the same verge and eaves treatments as the original house.

5. Planning Considerations

- 5.1 The farmhouse was constructed prior to 1947; it suffers from a lack of natural daylight and sizing issues which make the farmhouse unsuitable for modern use. Although benefiting from a garden area to the front of the property, enjoyment of this space is ultimately disrupted by the operations of the working farm where the greatest level of activity takes place by the access to the largest barns to the east. Planning Policy Statement 3 makes clear that everyone has a right to live in a decent home and the proposed extension and change of use of land to curtilage seeks to improve the property to a level which the occupants should reasonably be expected to enjoy. Planning consent would significantly improve the occupants' quality of life and the conditions, allowing the farm operator to both live and work on-site. Consideration has been given to the above mentioned planning policies in the design of the proposal.
- 5.2 The design of the proposed farmhouse extension is intended to reflect the local rural vernacular. The additional ridges are a minimum of 0.8m lower than that of the main farmhouse, ensuring that the extension appears subordinate to the original building. The proposed farmhouse would continue to be of a smaller scale than many of the larger barn buildings and in this sense, the proposal has a sympathetic visual appearance and sound relationship to the surroundings.
- 5.3 The application site has no immediate neighbours and so an assessment of the visual relationship of the proposal needs to be made against the siting of larger farm buildings to the east from which views are available from Coal Pit Lane. These barn buildings project significantly further north than the proposed farmhouse extension, with photograph Figures 4 & 5 indicating how the existing barns effectively screen the farmhouse and proposed curtilage from long distance views. In particular, Figure 5 shows how the application site is not prominent in the landscape and how visual attention is directed towards these larger buildings. This would still remain the case, were the application approved. Since the farmhouse is directly connected to the operation of the working farm, it is considered in particular that the curtilage extension constitutes a small-scale use which is appropriate to the rural area (in compliance with Policy G5). The applicant is willing to forego Permitted Development Rights as part of this application and as such the Local Planning Authority would maintain full control over domestic activity / future buildings within the proposed residential curtilage area.

- 5.4 The proposal intends to increase the floor area of the existing dwelling by 29%. This is below the figure provided as the 'rule of thumb' applied by the Local Authority (within the Residential Extensions SPG) for extensions within the Open Countryside. The SPG also recognises that it is important to maintain a supply of different sized properties to meet the needs of all sectors of the rural community and in the case of the current application, planning approval will allow the operator of the farm to live on-site. Grant of consent for the additional garden area to the rear of the property would allow for the residential extension to be sited comfortably within the curtilage. Being so well screened by a cluster of much larger farm buildings, it is put forward that the proposed extension represents an only minor addition to the farm complex which achieves the aims of Policy and the Residential Extensions SPG.
- 5.5 Given the above considerations, the proposal is in compliance with the aims of PPS3, Local Policies G1, ENV3, H10 and the Residential Extensions SPG. The Local Authority can therefore in this instance justify the approval of planning permission for the change of use of land to residential curtilage and the extensions to the farmhouse at NewIngs Farm.

6. Summary

- 6.1 This Statement is intended to support a planning application for the Change of Use of land to residential curtilage and a two storey extension to New Ings Farmhouse Coal Pit Lane, Gisburn. The planning application has been prepared following the withdrawal of application references 3/2011/0389/P and 3/2011/0929/P. The application is submitted further to a pre-application meeting with the Local Planning Authority in January 2012. The farmhouse forms part of a much larger complex of barns which remain in active use throughout the year. The farmhouse due to its poor design and size is unsuitable for modern use and the proposed change of use of land and extension will allow the farm operators to continue to live on-site in a comfortably sited home, which provides more natural daylight and facilities which the existing building does not allow.
- 6.2 In order to meet these identified needs, the proposal intends to extend floor area of the original dwelling by 29%. This has been somewhat reduced from the size originally put forward within the previous submission (3/2011/0389/P), scaling back the width of the extension by 1.3m. The design is intended to reflect the local vernacular and careful attention has been paid towards ensuring that the extension remains subordinate to the original dwelling. In this sense, the three additional ridges are to a lesser height than the main.
- 6.3 Attention needs to be paid to the setting of the proposal site in the determination of this planning application and although the site is identified as within the Open Countryside, it is well screened by a cluster of much larger barn buildings, immediately adjacent. The farmhouse's relationship with existing buildings is such that the additions would not be prominent in the landscape. This vital extension and the modest increase in curtilage would constitute appropriate development within a rural area, causing no perceived harm to Local Policies G1, G5, ENV3, H10 and the aims of the Residential Extension SPG. It would allow the occupants to live in a home of a size and design standard which they can reasonably expect to enjoy.
- 6.4 The Local Planning Authority is invited to agree with the above analysis of site context and interpretation of Planning Policy. Planning permission should therefore be granted for the above proposed development.

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JWPC Limited

January 2012

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Mr Richard Wilson

New Ings Farm
Coal Pit Lane
Gisburn
Lancashire
BB7 3JU

320120087P

28 June 2011

Ref: B976

Dear Mr Wilson

Protected Species Survey (Bats) at: New Ings Farm, Coal Pit Lane, Gisburn, Clitheroe, Lancashire, BB7 3JU.

Introduction

You have requested a protected species survey at your property as a condition of a planning application to Ribble Valley Borough Council for building alterations. It is understood the proposed rear extension requires modifications to the existing roof and roof void; the property is shown in figures 1 to 6 of this report.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Friday 24 June 2011 between 11.30 and 12.15. The weather at the time of the inspection was mild, dry and bright (max temperature: 16.0°C; cloud cover: 85%; wind: light south-westerly) providing optimal conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity and therefore it is highly unlikely that bats will be disturbed during the proposed development.

Survey methodology

The protected species survey (bats) provides a daylight assessment of the property and includes all external and internal areas of the building including the roof void; it does include the adjacent barn or nearby buildings.

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Constraints

The survey protocol requires that 'non-intrusive' survey techniques are used to determine bat activity. (reference: *Bat Surveys, BCT, 2007, p23*).

Activity loggers and / or ultrasonic bat detectors were not required during the daylight scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

The adjoining barn and nearby buildings are not included within the scope of this protected species survey.

Data search

A local data search was carried out to identify records of bat activity within 1km of the site. The following bat species are likely to be present within the wider district:

NBN 10km squares SD84 – (Gisburn, Barnoldswick, Weets Hill):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>)** |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>)** |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Common long-eared bat | (<i>Plecotus auritus</i>)** |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>)* |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>)** |
| • Noctule bat | (<i>Nyctalus noctula</i>)** |

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) recorded in the 10km square SD84. **EED / ELBG records

There are no records of roosting bats at this property or within 1km of the site.

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. East Lancashire Bat Group
4. North Lancashire Bat Group
5. Lancashire and Cheshire Fauna Society
6. Lancashire Biodiversity Partnership
7. Biological Heritage Sites Partnership (LCC, NE and LWT)
8. EED dataset (Lancashire bat records 2000 - 2011)
9. Magicmap interactive map
10. Natureonthemap (Natural England)
11. Multimap
12. Google Maps
13. MARIO - Maps and related information online (Lancashire County Council).

The property is a two storey stone-built farmhouse (figure 1) with pitched stone slate roof and enclosed roof void. A lean-to extension at the rear has a mono-pitch stone slate roof as shown in figures 2 and 3.

The house adjoins a large stone barn and there are several other agricultural buildings nearby.

The building has a rafter with purlin roof construction and some original timbers are present. The stone slate with batten roof is unlined (figures 4 to 6), and there is evidence of glass fibre insulation material laid between the ceiling joists.

The roof is in a relatively poor structural condition and the roof void is generally cool, dry and well-ventilated. Externally the roof, ridge, roof verges and lead work flashings are poorly sealed and there are many gaps between stone slates.

There are considerable accumulations of dust and debris within the roof void, however, there is no evidence of bat droppings or other indicative signs of access or roosting by bats.

Existing property (images)



Figure 1:



Figure 2:

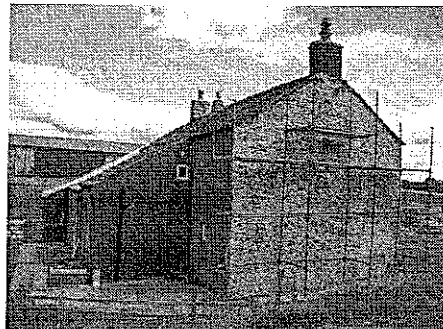


Figure 3:

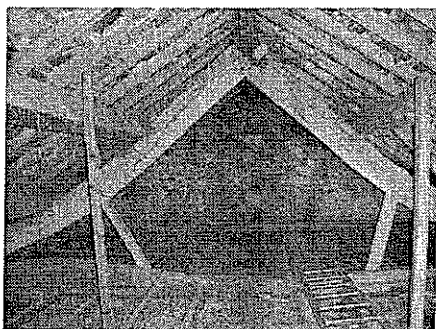


Figure 4:

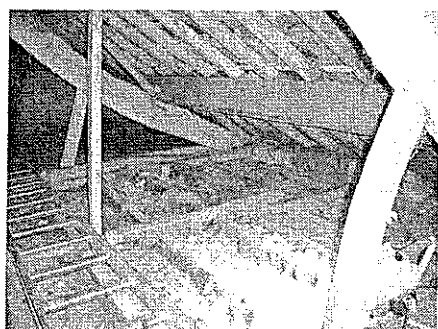


Figure 5:



Figure 6:

Location of the property

NGR: SD 839473. Elevation: approximately 175metres. The property is located off Coal Pit Lane, 1.5km south-east of Gisburn on gently rising ground and is approximately 2km north-west of Weets Hill (397m).

The site is surrounded by open countryside with extensive grassland and agricultural ley. The site is relatively open and exposed and there are relatively few sheltered hedgerows or shelter belts nearby. Although there are some broadleaved trees within 50m of the house, connectivity to other habitats is relatively poor.

There are no extensive woodlands or plantations within 0.5km of the site and there is no broadleaved woodland or plantation, water channel or area of standing open water nearby.

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS)

Survey results

There is no evidence of bat activity at this property.

There are no signs of bat droppings, discarded feeding remains or other indicative signs of bat perching, feeding or roosting activity within any part of the building.

All external features of the buildings including stonework, roofing materials and roof verges / soffits were inspected for evidence of bat activity; none was found.

Although it is likely that feeding and foraging bats are occasionally active around the property, the site provides sub-optimal feeding, foraging and commuting habitat for bats.

Evaluation of results

- The scale of impact of the proposed development at site level on local bat populations is likely to be negligible / low.
- The potential of the existing building to support roosting bats is also relatively low.
- The potential of the property to support a maternity roost, hibernation roost or transitory / mating roost is relatively low, consequently the conservation significance of these structure is low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats; the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site.

Summary and recommendations

The proposed building alterations at this property are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of this development at site level on local bat populations **is likely to be negligible or low.**

Further survey effort including evening emergence or dawn re-entry monitoring is not recommended.

Impacts and Mitigation

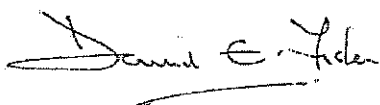
MITIGATION NOTES:

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as ".....measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	None.
2. Removal of roofing materials	Demolition and re-roofing works occasionally expose solitary roosting bats at any time of year. The risk of exposing bats at this particular site is relatively low; the risk must be taken into consideration however and mitigation procedures must be in place before any work begins.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None.
8. Additional survey effort	Not required.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "*covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations*".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys. Good Practice Guidelines, BCT (2007).

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078 enquiries@naturalengland.org.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227