

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL**Ref: CB**

Application No:	3/2012/0763/P
Development Proposed:	Proposed open car port in traditional materials at Lower Monubent House, Hellifield Road, Bolton By Bowland, Clitheroe, BB7 4LY.

CONSULTATIONS: Parish/Town Council

Bolton-By-Bowland, Gisburn Forest & Sawley Parish Council - No objections to this proposal however they comment that they believe access to the Right of Way has been denied in the past.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan

Policy G1 – Development Control.

Policy G5 – Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy H10 – Residential Extensions.

Policy SPG – Extensions and Alterations to Dwellings.

Ribble Valley Core Strategy (Regulation 22 Submission Draft)

Policy DMG1 – General Consideration.

Policy DMG1 – Strategic Considerations.

Policy EN2 – Landscape.

Policy DME2 – Landscape and Townscape Protection.

Policy DME4 – Protecting Heritage Assets.

Policy DMH5 – Residential and Curtilage Extensions.

National Planning Policy Framework

Section 11 - Conserving and enhancing the natural environment.

Section 12 - Conserving and enhancing the historic environment.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to a former farmhouse located outside any recognised settlement limit set within a complex of other buildings positioned approximately 1400m from Hellifield Road down a track within the Forest of Bowland Area of Outstanding Natural Beauty.

Public Footpaths nos. 34, 35 and 36 in the Parish of Bolton by Bowland, Gisburn Forest & Sawley all merge together in the south-east corner of the barn attached to Lower Monubent House. Footpath no. 36 runs through the rear yard area of the site and out into the fields thus the all elevations of the property are highly visible within the public realm.

As originally submitted permission was sought to increase the height of a stone boundary wall which exists to separate Lower Monubent House from Lower Monubent Farm Barn by

1.3 metres and for a proposed carport built in traditional materials with a pitched slate roof with approximate dimensions of 8.3m x 5.7m x 2.3m to the eaves and 3.4m to the ridge. The LPA considered that the raising of the boundary wall to almost the eaves level of the barn attached to Lower Monubent House was unacceptable due to its adverse effect on the setting of the barn to which it will be attached, and the barn adjacent (Lower Monubent Farm Barn), when viewed from the surrounding Public Rights of Way network. This was considered to have a detrimental effect on the visual amenities of the countryside and the special landscape character of the Area of Outstanding Natural Beauty contrary to local planning policies. The raising of the boundary wall would also have created an uncomfortable sense of enclosure when walking through the curtilage of Lower Monubent House along Public Footpath no. 35. Following negotiations with the applicant this aspect of the proposal has been deleted and subsequently I have removed this from the proposed description of development.

The matters for consideration in the determination of the other part of the application, the erection of a car port include what effect the proposals would have on the public right of way, the character and setting of the house and the barn conversion adjacent, visual amenity and residential amenity.

In relation to the Public Right of Way, the application has been advertised as affecting Public Right of Way no.35 in the Parish of Bolton-by-Bowland, Gisburn Forest & Sawley. The applicant contends that the application has been 'advertised in error', however, the LPA does not agree given the Footpath runs along the gable and frontage of the proposed car port. A note will be placed on the decision notice making the applicants aware that it is an offence to block or obstruct a PROW even during the construction.

In respect of visual amenity, the carport proposed is acceptable as it would be closely located to existing built form within the curtilage of the property and a detached store recently approved for Lower Monubent Farm Barn (application 3/2013/0390P), and built in sympathetic materials with stone gables, oak pillars, and a slate roof.

With regards residential amenity, I have no concerns. The roof of the carport would be visible from the curtilage of Lower Monubent Farm Barn, however, this would cause no significant detriment to the occupiers of this property due to the distance between the proposal and the frontage of the barn conversion.

Taking all of the above in to consideration I therefore recommend that the application be approved.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditional planning permission be granted.