

320121040P

DESIGN AND ACCESS STATEMENT

FOR AN

EQUINE STORAGE BUILDING

AT

**CARR MEADOW BARN
CARR LANE
BALDERSTONE
BLACKBURN**

Statement prepared by:

Mark Haston

NOVEMBER 2012

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LOCATION

Carr Meadow Barn is situated at the end of Carr Lane, Balderstone, at approximate Ordnance Survey grid reference 36353 43245, some 70 metres due South of Pewter Cottage, and 280 metres due West of Smalley Fold Farmhouse. The barn is set in open countryside and is sited in the East part of a field known as Carr Meadow.

STATUS

Carr Meadow Barn was converted from a redundant agricultural building into a dwelling, granted 30 March 2006 under application No 3/2005/0898. Planning permission was granted for a small range of stables to the south of the dwelling and an outdoor ménage immediately to the west of the dwelling 30 August 2007 under application No 3/2007/0680/P.

A previous application for an equine storage building(cartshed style) 3/2011/0641/P was refused by the LPA 2 November 2011.

Section 78 Appeal APP/T2350/A/11/2166310 against the LPA's decision was dismissed 2 March 2012 with the Planning Inspector commenting on ways to improve the proposal within his Appeal Decision. This new application incorporates the Planning Inspector's recommendations.

PROPOSAL

This application proposes to build an equine storage building 7 metres to the north of the existing stable block, to provide additional storage for forage, bedding and machinery. The building would also incorporate a hydroponics unit for the germination and growing of green forage from seed under environmentally controlled conditions. This forage takes approximately 7 days to grow and is grown in a walk-in fridge type container.

The materials used for construction of the garage would be the same as the existing barn, i.e. natural stone walls, stone heads and sills, blue slate roof, metal gutters and down pipes, and oak timber windows and doors.

DESIGN

The equine storage building has been designed with careful consideration to the comments made by the Planning Inspector in his section 78 Appeal Decision relating to a previous equine storage building application. Appeal Ref: APP/T2350/A/11/2166310.

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The concerns raised by the inspector were essentially that the previous application had a modern, urban appearance, with three uniform openings and a catslide roof which is not common with single storey buildings.

This proposal addresses all these concerns by:-

changing the roof to a more traditional roof style;

reducing the number of large openings from 3 to 2 openings;
by varying the sizes of the 2 remaining openings;

incorporating a single door and window to the east (front) elevation of the building.

The single door and window to the east elevation have been incorporated to serve the separate forage (hydroponics) part of the building.

An additional door on the south gable of the building allows ease of access to the forage store from the stables without having to go around to the front of the building.

A similar storage building, built in the 1800s can be found at Waterside Farm, Balderstone.

VISUAL IMPACT

The proposed equine storage building would not be visible from Commons Lane due to the screening from natural trees and hedgerows, or from parts of Carr Lane. The proposed building would not be visible from Smalley Fold Farmhouse or Pewter Cottage and as such is provided with a degree of privacy.

With the incorporation of suggestions made by the Planning Inspector into the design of the equine storage building, this proposal is now considered to be in keeping with local vernacular form and design and as such has minimal detrimental effect to the barn dwelling and surrounding area.

USE OF THE PROPOSED EQUINE STORAGE BUILDING

The proposed equine storage building would be used to store a equine related machinery, tractor, levelling harrows, fertilizer spreader and pasture topper. Forage as hay and haylage, and bedding as straw and shavings would also be stored. The hydroponics unit is an unsightly container type, insulated warm room for growing forage. This unit would be totally concealed within the equine store as opposed to being free standing on wheels or skids on the yard area.

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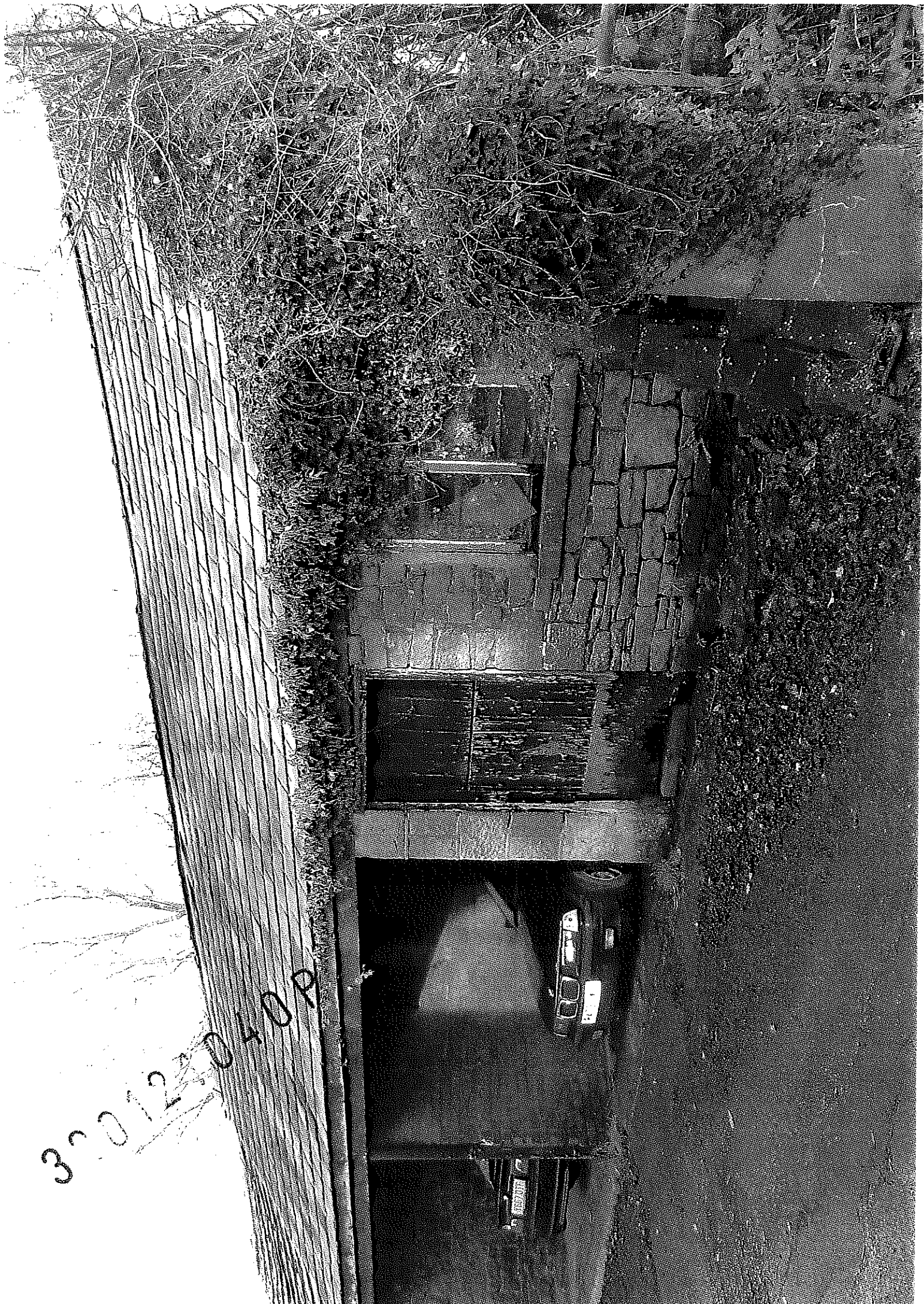
ACCESS

As suggested by the Planning Inspector, the proposal is accessed from the hard standing area which leads past the front of the barn up to the stables. No new access roads are required and access can be gained along the whole length of the building.

TWO PICTURES OF STORAGE BUILDING AT WATERSIDE FARM, BALDERSTONE

Estimated construction in early 1800s. 2 bay chart shed with single door and window.

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SUPPORTING STATEMENT

FOR AN

EQUINE STORAGE BUILDING

AT

CARR MEADOW BARN
CARR LANE
BALDERSTONE
BLACKBURN

Statement prepared by:

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

November 2012

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1. INTRODUCTION

- 1.1 This Supporting Statement has been prepared in support of a planning application for the construction of an Equine Storage Building at Carr Meadow Barn.
- 1.2 It is considered that given the recent planning history of the site, the submission of a Supporting Statement would assist the Local Planning Authority in the assessment and determination of the planning application.
- 1.3 This Statement is intended to provide:
 - ❑ a brief description of the site;
 - ❑ a summary of the planning history relating to the previous proposal for an equine storage building (cart shed style), which culminated in the dismissal of a Section 78 Appeal;
 - ❑ a review of the Inspector's Appeal Decision; and
 - ❑ an explanation of how the siting and design of the proposed Equine Storage Building has been modified to improve its form and appearance and to specifically address the siting and design related concerns raised by the Inspector.

2. SITE DESCRIPTION

- 2.1 Carr Meadow Barn is a dwelling converted from a redundant traditional agricultural building and is located off Carr Lane, Balderstone at approximate Ordnance Survey grid reference 36353 43245.
- 2.2 The site of the proposed Equine Storage Building and the stables which it would serve are located within open countryside as defined on the Local Plan Proposals Map. Carr Meadow Barn is not however isolated, being one of a loose cluster of 9 dwellings and holiday dwellings converted from traditional agricultural buildings. These include Pewter Cottage approximately 70 metres to the north, Pewter Fold Farm and 4 holiday cottage lets, in addition to Smalley Fold Farm Farmstead approximately 150 metres to the east.
- 2.3 Carr Meadow Barn has been sensitively converted and retains many of the key characteristics of the original barn.
- 2.4 The residential curtilage of Carr Meadow Barn was, at the insistence of the LPA, relatively restricted in extent. The proposed Equine Storage Building would be built to the south of Carr Meadow Barn, out of the cartilage area, and as a consequence would not be visible from Pewter Cottage, Pewter Fold Farm or the 4 holiday cottages. It is proposed that the Equine Storage Building would be located between the existing barn dwelling and the stables, as suggested by the planning inspector in his Appeal Decision.

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3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission for the conversion of Carr Meadow Barn from a redundant agricultural building to a single dwelling was granted by Ribble Valley District Council (RVDC) on 30 March 2006.
- 3.2 The planning permission has been implemented, the conversion was completed and signed off in February 2008 and is now my family's home.
- 3.3 Planning permission has also been granted for a small range of stables to the south of the dwelling and an outdoor manege immediately to the west of the dwelling which are used to accommodate and train horses owned by my wife and daughter who compete to a high level.
- 3.4 Planning applications for a porch in the style of a traditional lean-to and a double garage with garden paraphernalia store have in the past been submitted to and refused by RVDC.
- 3.5 Section 78 Appeal against the Council's decision to refuse planning permission for single garage proposal was made on 10 September 2009. The Appeal was dealt with by way of the written representations procedure and was dismissed by way of a Decision letter dated 5 March 2010.
- 3.6 Resubmission of application for a single garage was made on 21 May 2010 (3/2010/0420) incorporating planning inspectors recommendations.
- 3.7 Planning permission granted for single garage 14 July 2010
- 3.8 Construction of single garage completed March 2011.
- 3.9 Planning permission for equine storage building (cart shed style) refused 2 November 2011.
- 3.10 Section 78 Appeal against Council's decision to refuse planning permission for equine Storage building was made on 14 December 2011. The appeal was dealt with by way of the written representations procedure and was dismissed by way of a Decision letter dated 2 March 2012.

4. REVIEW OF THE PREVIOUS S78 APPEAL DECISION RELATING TO AN EQUINE STORAGE BUILDING

- 4.1 The Appeal Decision letter of 2 March 2012 dealt with the appeal for an equine storage building. (APP/T2350/A/11/2166310).
- 4.2 At paragraph 5 of the Appeal Decisions letter, the Inspector commented:

"The proposed building, given its three regular size openings and its position close to the existing garage and thus to the dwelling, would have the appearance and character

of a domestic three vehicle garage or car port.

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4.3 The Inspector went on to comment:

"A catslide roof, furthermore, is a traditional, economical and practical means of roofing a single storey element of a two-storey gable structure. It is not commonly a feature of traditional single storey structures."

He goes on to say, *"The forage and bedding to be stored within the building would be used in the stable building. But this building is set apart from the dwelling and on the opposite to the proposed building. The building would thus, given its intended use, be in a somewhat inappropriate location. An extension of the stable building would provide a more practical solution and, for deliveries, would be accessible from the hard standing that extends beyond the dwelling."*

4.4 The Inspector has no concerns in relation to the:

1. Principle of an equine storage building at Carr Meadow Barn;
2. The size of the proposed equine storage building;
3. The height of the proposed equine storage building;
4. The materials to be used to construct the proposed equine storage building;

4.5 The concerns raised by the Inspector in relation to the equine storage building refusal are essentially:

1. The refused equine storage building was positioned away from the existing stables that it was intended to serve;
2. The refused equine storage building had a rather modern, urban appearance, with three uniform openings;
3. The refused equine storage building had a catslide roof which is not a common feature of single storey buildings:

4.6 Accordingly, providing the specific raised by the Inspector in his Appeal Decision letter are adequately addressed, then there should be no reason valid basis for refusing planning permission for a suitably designed and correctly sited equine storage building.

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5. DESIGN OF THE PROPOSED PORCH EXTENSION

5.1 Scale

- 5.1.1 The proposed equine storage building measures 13.0 metres x 5.75 metres equating to a floor area footprint of 74.75 metres².
- 5.1.2 The Inspector had no concerns with scale of the previous equine storage building proposal, which measured 11.0 metres x 6.2 metres.

5.2 Siting

- 5.2.1 The siting of the equine storage building is such that it will provide much needed additional storage for forage, bedding and a hydroponics unit, adjacent to the stables as suggested by the inspector.
- 5.2.2 This siting is not visible from Pewter Cottage, Pewter Fold Farm, or the holiday cottages, nor from Smalley Fold Farm. It is considered that the siting proposed is the most appropriate possible. This position does not affect any trees or the pond and does not extend the cartilage area of the dwelling, a concern raised by the inspector.
- 5.2.3 The proposed equine storage building is sited adjacent to the hard standing area between the stables and the dwelling, as suggested by the inspector. It stands 7.0 metres from the stables and 13.0 metres from the dwelling.

5.3 Roof Style

- 5.3.1 The Inspector made specific comment about roof style. The style of the roof has been altered to a traditional symmetrical roof, as suggested by the inspector.
- 5.3.2 The roof is covered using Welsh blue slate to match the existing barn conversion, garage and newly constructed porch. This is in keeping and reduces the visual impact of the proposal on the existing barn conversion and wider area.

5.4 Openings

- 5.4.1 The number of large openings on the east elevation has been reduced from 3 to 2, and the size of the openings has been altered and varied, as suggested by the inspector. The largest opening measures 2.75 metres wide, with the remaining opening measuring 2.3 metres. This gives an irregular appearance to the front of the building, as favoured by the inspector.
- 5.4.2 An additional 0.9 metre, closable door and window, to serve the hydroponic unit have been incorporated into the front aspect of the building. This doorway has a functional use

to the building;

- The large opening sizes have been varied to reduce the domesticated appearance of the building; and
- Traditional external materials will be used in the construction of the equine storage building to include sandstone to match the existing barn, stone sills and lintels, timber door and window frames, black metal guttering and down pipes and a blue slate roof.

- 6.4 It is considered that the equine storage building as now designed properly reflects the appearance of a traditional rural storage building and both sits comfortably with and compliments the existing barn conversion and stables.
- 6.5 It is considered that the proposed equine storage building would not detract from the appearance of the existing barn conversion nor have any unacceptable adverse impact on the surrounding landscape. Accordingly, the proposed development would not conflict with the adopted Development Plan.
- 6.6 Policy RT 16 relates to the keeping and riding of horses and states “*Planning permission will be granted for development involving the keeping or riding of horses unless it would materially worsen the impact on nearby housing or the landscape in terms of noise, smell or appearance, or traffic generation.*”
- 6.6.1 There would be no addition noise generated from the proposal;
- 6.6.2 There would be no additional smell from the proposal;
- 6.6.3 There would be no additional traffic from the proposal; and
- 6.6.4 It is felt that the equine storage building proposal is in keeping with local tradition in relation to design, materials and geometric form. It is felt that the revised design, size and sitting of the new proposal does not harm the appearance of the barn conversion or the area in which it is situated.
- 6.7 The LPA may have concerns with the issue of precedent should this application be granted. Referring to the previous S78 APPEAL DECISION RELATING TO A SINGLE GARAGE FOR DOMESTIC USE (APP/T2350/D/10/2120244) dated 5 March 2010, The Inspector states; “*To my mind, my conclusions on this case would not prevent any future applications on this site or anywhere else, from being dealt with on their own merits.*”
- 6.8 The LPA may have concerns with the close proximity of the proposed equine storage building to the main converted barn dwelling. These concerns would be unfounded, as it was the LPA who granted permission to build a detached single garage only 4.0 metres away from the dwelling and this proposal stands some 13.0 metres from the barn.
- 6.9 However, if the LPA’s officers have any concerns about the proposal as currently designed then I trust that they “...*will endeavour to discuss changes that may resolve any problems with the application*” as stated in their standard validation letter.



Appeal Decision

320121040P

Site visit made on 20 February 2012

by **John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 March 2012

Appeal Ref: APP/T2350/A/11/2166310

Carr Meadow Barn, Carr Lane, Balderstone, Blackburn BB2 7LN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Mark and Mrs Victoria Haston against the decision of Ribble Valley Borough Council.
- The application Ref 3/2011/0641, dated 8 August 2011, was refused by notice dated 2 November 2011.
- The development proposed is equine storage building (cart shed style).

Decision

1. The appeal is dismissed.

Reasons

2. The main issue is the effect of the proposed equine storage building on the character and setting of Carr Meadow Barn and on the visual amenity of the area.
3. Carr Meadow Barn is a dwelling created by the conversion of a field barn following the grant of planning permission 3/2005/0898/P in March 2006. The permission defined the rectangular residential curtilage of the dwelling which extends up to about 8.5 metres from the north, west and south elevations of the building and up to about 4.5 metres from its east elevation. In the north-west corner of the residential curtilage is a single garage constructed following the grant of planning permission 3/2010/0420/P in July 2010. To the south of the dwelling and in the corner of the Appellant's substantial property is a stable building and to the west of the dwelling and the garage is a riding arena; both constructed following the grant of planning permission 3/2007/0680/P in September 2007. The vehicular access track that leads to and past the dwelling is a public footpath.
4. The proposed building would be sited next to the garage. It would be 11 metres long and 6.2 metres deep, and would be constructed in natural stone under a blue slate roof to match the converted barn and the garage. The building would have a catslide roof, the eaves of the gable roof at the rear would be lower than at the front, to match the form of the converted barn. In its front east elevation there would be three openings each about 2.8 metres wide. The Appellants have stated that "The building would be used to store forage, bedding and machinery..".
5. The proposed building, given its three regular size openings and its position close to the existing garage and thus to the dwelling, would have the appearance and character of a domestic three vehicle garage or car port. Notwithstanding its catslide roof the building would not look out of place in a suburban environment. A catslide roof, furthermore, is a traditional, economical and practical means of

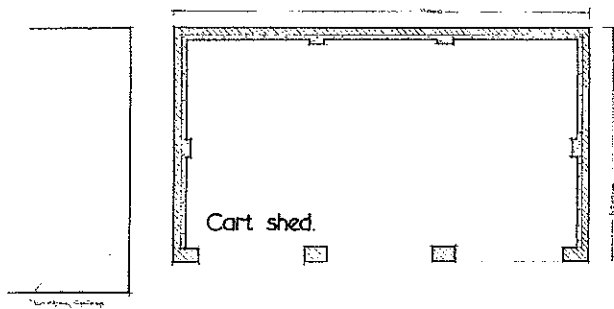
roofing a single storey element of a two-storey gable structure. It is not commonly a feature of traditional single storey structures. The building would look slightly incongruous and, given its location, out of character with its rural setting.

6. The forage and bedding to be stored within the building would be for use in the stable building. But this building is set apart from the dwelling and on the opposite side to the proposed building. The building would thus, given its intended use, be in a somewhat inappropriate location. An extension of the stable building would provide a more practical solution and, for deliveries, would be accessible from the hardstanding that extends beyond the dwelling. In this regard, and given its domestic appearance, the proposed building would visually extend the curtilage of the dwelling that was established in the March 2006 permission.

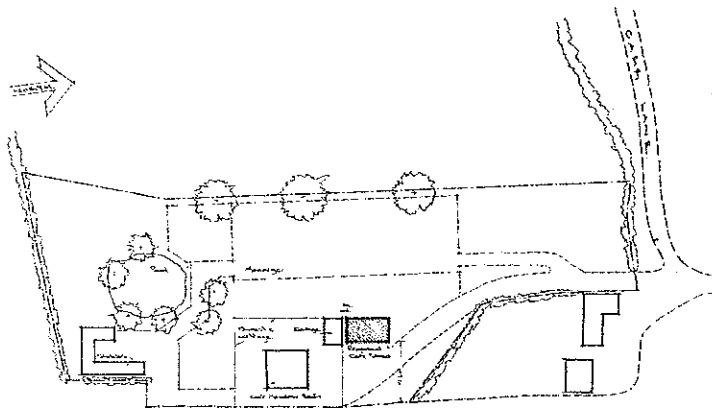
7. The proposed building, given its form, appearance and location and notwithstanding its traditional materials, would have a significant adverse effect on the character and setting of Carr Meadow Barn and on the visual amenity of the countryside area within which it would be located. The proposed development thus conflicts with policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

John Braithwaite

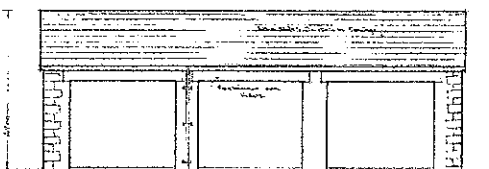
Inspector



Plan.
 1/4" = 1' 0"



Site plan.
 1/4" = 1' 0"



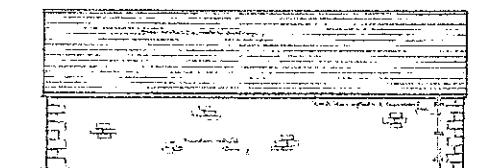
East elevation.



North elevation.



South elevation.



West elevation.

Refused
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Proposed Cart Shed at - Carr Meadow Barn, Carr Lane, Balderstone, for - Mr. M. Haston.

Dwg. MH/II/OI.