

10 DEC 2012

For office use only

Application No

320130105 P

Date received

Fee paid £

Receipt No:

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

Title:	Mr	First name:	Kelr	Surname:	Powell
Company name:					
Street address:	Eatoughs Farm, Fleet Street Lane				
Town/City:	Ribchester				
County:	Preston				
Country:					
Postcode:	PR3 3XE				
				Telephone number:	Country Code: National Number: Extension Number:
				Mobile number:	
				Fax number:	
				Email address:	
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Barry	Surname:	McMahon
Company name:	Modulus Associates				
Street address:	23 Gleneagles Drive				
	Brockhall Village				
	Old Langho				
Town/City:	Blackburn				
County:	Lancs				
Country:	UK				
Postcode:	BB6 8BF				
				Telephone number:	Country Code: National Number: Extension Number:
				Mobile number:	01254 240865
				Fax number:	07975 652903
				Email address:	
				barry@modulusassociates.co.uk	

3. Description of Proposed Works

Please describe the proposed works:

Proposed 2 storey extensions to side and rear to provide additional living accommodation, new detached garage, new covered courtyard and new driveway.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Eatoughs Farm		
Street address:	Fleet Street Lane		
	Ribchester		
Town/City:	Preston		
County:			
Postcode:	PR3 3XE		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	362848		
Northing:	435755		

Description:

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

1207-01-11

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: Mr First name: Gareth Surname: Fort

Reference:

RV/2012/ENQ/00099

Date (DD/MM/YYYY):

14/06/2012

(Must be pre-application submission)

Details of the pre-application advice received:

See attached report

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):

320130105P

Walls - description:

Description of existing materials and finishes:

Random Stone

Description of proposed materials and finishes:

Random stone to match existing

Roof - description:

Description of existing materials and finishes:

Blue slate

Description of proposed materials and finishes:

Blue Slate to match existing

Windows - description:

Description of existing materials and finishes:

Mix of painted timber and brown PVCu

Description of proposed materials and finishes:

TBA. Painted timber or painted aluminium.

Doors - description:

Description of existing materials and finishes:

Painted timber

Description of proposed materials and finishes:

TBA. Painted timber or painted aluminium

Boundary treatments - description:

Description of existing materials and finishes:

Mix of timber fence and wild hedgerow

Description of proposed materials and finishes:

Mix of timber fence and wild hedgerow

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Hardcore and cobble setts

Description of proposed materials and finishes:

TBA. Probably mix of gravel and cobble setts / brick paviors

Lighting - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

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

1207-01-10, 1207-01-11, Location Plan

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: Mr First name: Barry Surname: McMahon
Person role: Agent Declaration date: 14/11/2012 ☒ 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: Mr First Name: Barry Surname: McMahon
Person role: Agent Declaration date: 14/11/2012 ☒ 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

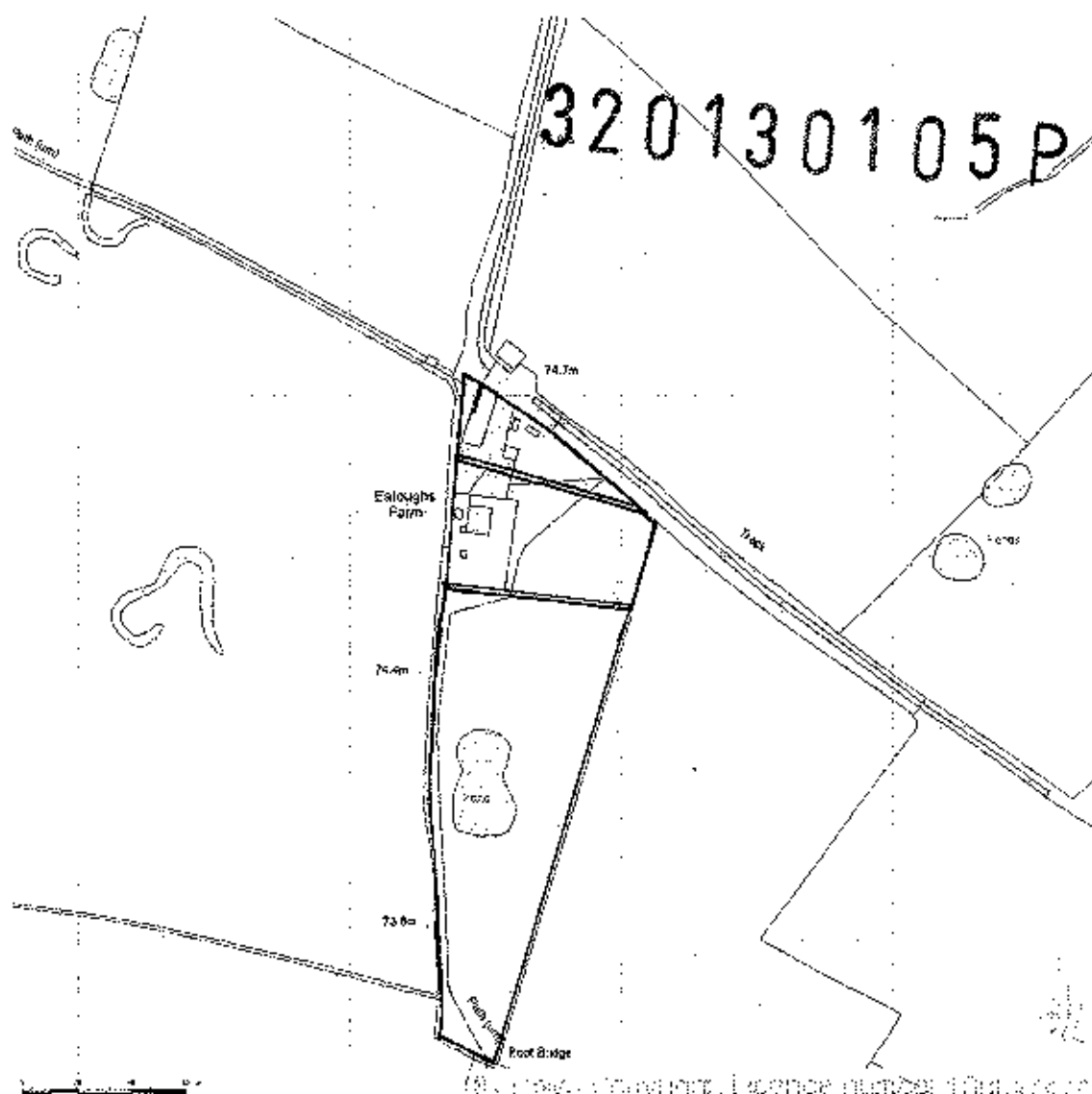


Date

14/11/2012

AREA 16 HA
SCALE 1:2500

CENTRE COORDINATES: 362876, 435739



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Location Plan
Eatough's Farm,
Fleet Street Lane,
Ribchester. PR3 3XE.

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474

please ask for: Gareth Fort

direct line: 01200 414501

email: gareth.fort@ribblevalley.gov.uk

my ref: RV/2012/ENQ/00099

your ref:

date: June 14th, 2012

320130105P

Dear Mr McMahon

**PRE APPLICATION ADVICE PROPOSED BARN CONVERSION AND EXTENSIONS
AT EATOUGH'S FARM**

I am writing in response to your request for pre- application advice in respect of the above- named proposal. In short you are enquiring about the proposed conversion of a barn for up to 2 dwellings, extensions to the farmhouse, erection of garages and alterations to access.

Site Meeting

We met onsite on 11th May to discuss the proposals in more detail. We discussed the work that had already been carried out to the barn, and that there had been no planning applications submitted in relation to it. We discussed the scheme more generally and I advised that it was my view that conversion of the barn for a single dwelling, would be more acceptable in planning terms for reasons I outline below. I also suggested that the proposals for a new access for the existing farmhouse would also be unlikely to receive planning permission, and I give more detail about this below.

I've outlined below advice in relation to the separate aspects of the scheme.

Barn Conversion

In assessing these proposals I have been mindful of the Ribble Valley Districtwide Local Plan, and in particular policies H15, H16 and H17 in respect of residential conversions of former agricultural buildings.

Policy H15 relates to the location of the building to be converted. It states that permission will be granted for conversion in situations where: there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure; there would be no materially damaging effect on the landscape qualities of the area; and there would be no unacceptable harm to nature conservation interests; there would be no detrimental effect on the rural economy. The conversion of appropriate buildings within settlements or which form part defined groups is acceptable.

In terms of this policy, it is my view that the barn is not isolated. Fleet Street Lane is a location for a number of established residential properties. A sensitive conversion of the scheme would not have a materially damaging effect on the landscape quality of the

area. However, I have some concerns with the proposal. The inclusion of two dwellings within the barn would intensify residential paraphernalia and clutter in an otherwise rural setting, and would be likely to have a detrimental impact on the landscape qualities of the area. Conversion of for one unit would be preferable, minimising the amount of development within the curtilage of the barn, and would thus have less of an impact on the rural character of the area.

In terms of nature conservation interests, the Council would expect appropriate species surveys (bat/ barn owl) to accompany any application for conversion.

Policy H16 relates to the building to be converted. It states that proposals to convert buildings will be permitted providing that the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey to be submitted with all planning applications, including plans of any rebuilding proposed. The building should be of sufficient size to provide for minimal living accommodation without the need for further extensions, which would harm the character or appearance of the building. The character of the building and its materials must be appropriate to its surroundings and the building should be worthy of retention because of its intrinsic interest or potential of its contribution to its setting.

It is clear that the barn is of a sufficient size to provide adequate living accommodation and would not need any further extensions or alterations. It is also clear that the simple rural character of the building, and its materials are worthy of retention and contribute to the wider landscape and setting of the building.

Policy H17 relates to design matters for conversions. It states that planning permission will be granted providing the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form, and window and door openings. The impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated. The Plan states that agricultural buildings are characterised by a limited number of window and door openings. In conversions, the type proportion and size of existing openings should be observed. Any additional doors and windows should copy existing patterns.

In terms of your proposals, it is clear that some work has been carried out to the Barn, which may have included the creation of new window openings, as there are an unusually high amount of larger openings, arranged in a regular pattern. To help the Council to assess a planning application for this conversion proposal it will be essential to have evidence of when the work was carried out, and the extent of new openings created within the barn at the time. It is possible that the openings created within the barn may need express planning consent as part of the wider development scheme.

It is clear that subdivision of the barn into two units as drawn, with the intensification of domestic detailing and paraphernalia, such as fences, garages, and access arrangements could have a negative impact on the appearance and character of the area, and would thus be contrary to this policy. Again, a conversion proposal for one dwelling would limit this impact, and allow for solutions that use the existing access and boundaries, and thus would be more sympathetic to the wider area's appearance.

Extensions to the Farmhouse

In assessing this proposal, I have been mindful of policy G1 in relation to general development control, ENV 3 on development in the open countryside, and H10, which concerns residential extensions. I have also had regard to the Council's Supplementary Planning Guidance on residential extensions and alterations.

Policy G1 places emphasis on good design and states development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. Particular emphasis will be placed on visual appearance and the relationship to surroundings, and the effect of development on existing amenities. Materials used should be sympathetic to the character of the area.

Policy ENV 3 states that in the open countryside that development will be required to be in keeping with the character of the landscape area 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 features of the area.

Policy H10 states that proposals to extend or alter existing residential properties within the plan area will be considered on the basis of scale, design and massing of the proposal in relation to the surrounding area.

The Council's Supplementary Planning Guidance outlines further advice in relation to extensions.

The guidance states that there should be a good visual relationship between the original dwelling and any subsequent additions. The new extension should not dominate the original house. Extensions that are bulky and affect the overall mass of the dwelling to an extent where the extension is highly prominent should be avoided. In general, extensions should respect the proportion, form and detailing of the original dwelling.

In terms of roofs the guidance suggests that the existing roof profile should be followed and that the same verge and eaves treatment should be used as present in the existing house. In general flat roof extensions should be avoided, particularly at first floor level. In the cases of large extensions, the design may benefit from alterations in roof profile to avoid large expanses.

In applying these policies to your proposal I have some concerns with the bulk and massing of the proposals, and their impact on the character of the farm building. Although in principle, extensions on the footprints submitted would be acceptable, I have some concerns with regard to their impacts at roof level. At present the farmhouse's simple, unbroken roofline, book-ended by two chimneys is a major element of its character. The extensions as drawn would have an adverse impact on this. A scheme with more modest extensions, particularly on the western elevation, which are clearly more subservient to the existing property would be preferable.

Erection of Garages & Alteration to Access

In assessing these proposals, I have had regard to Policy G1, ENV 3 and H12, which relates to curtilage extensions.

Policy H12 states that curtilage extensions on sites wholly outside settlements will normally be refused, because of the impacts on the landscape of the Borough.

In applying these policies to the proposals, it is my view that creation of new garages to serve the house and proposed barn conversion would be acceptable on the site of the existing derelict outbuildings. The impacts on the wider landscape of such a proposal would be minimal.

I do have concerns, though, that creating an additional access for the farmhouse in the location described would have an unacceptable impact on the landscape quality of the area, and thus would be unlikely to receive planning consent.

Conclusions

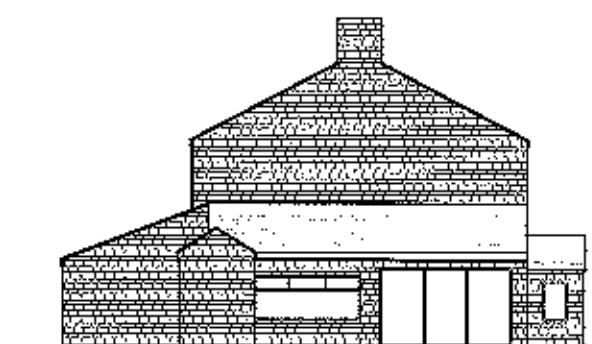
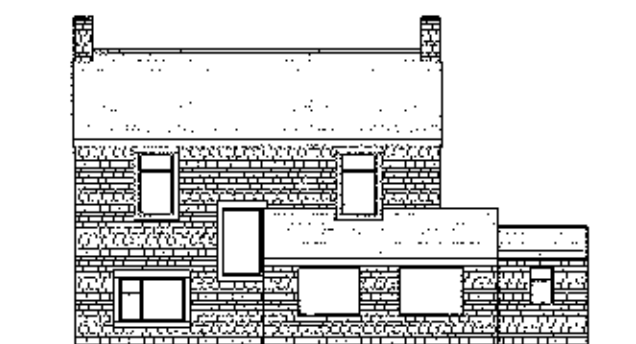
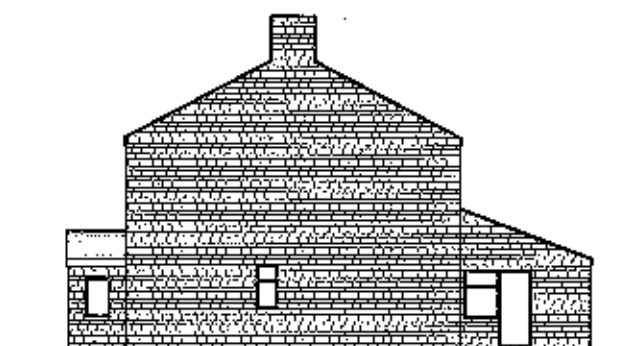
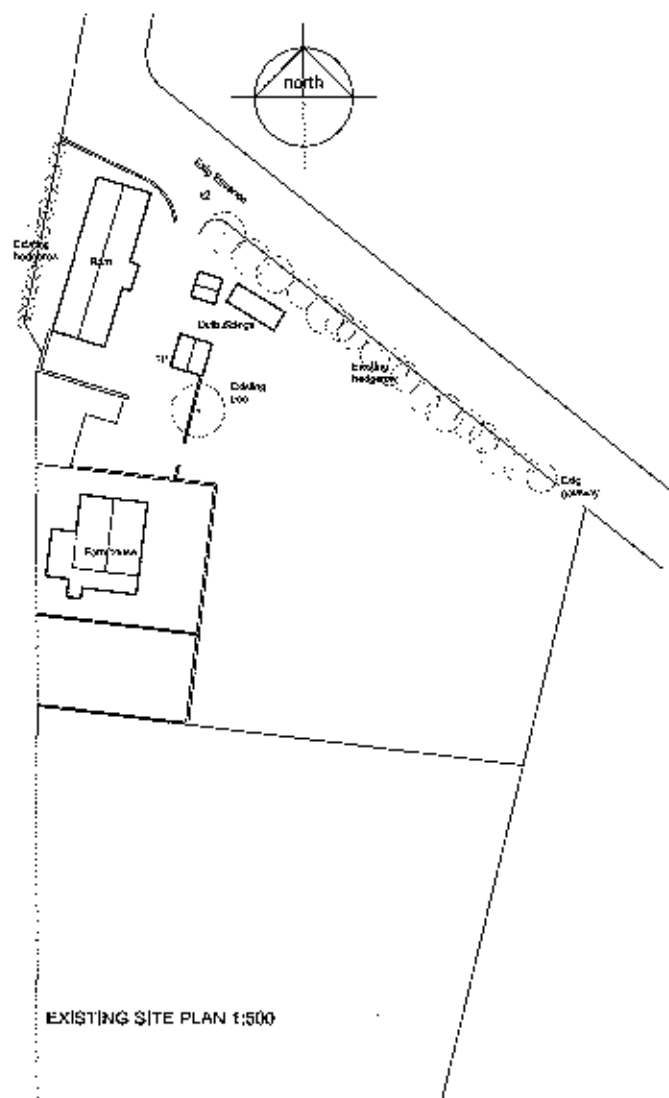
Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

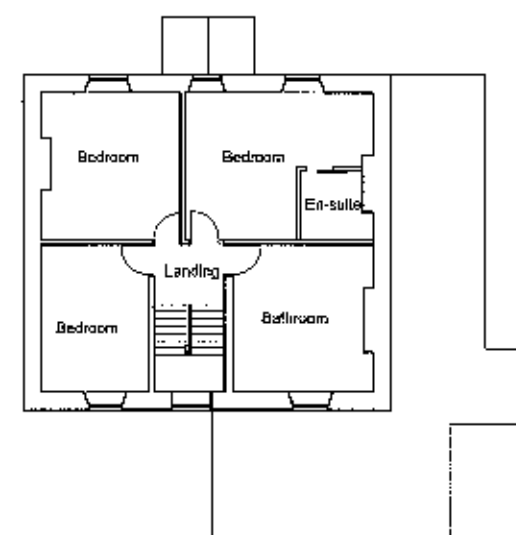
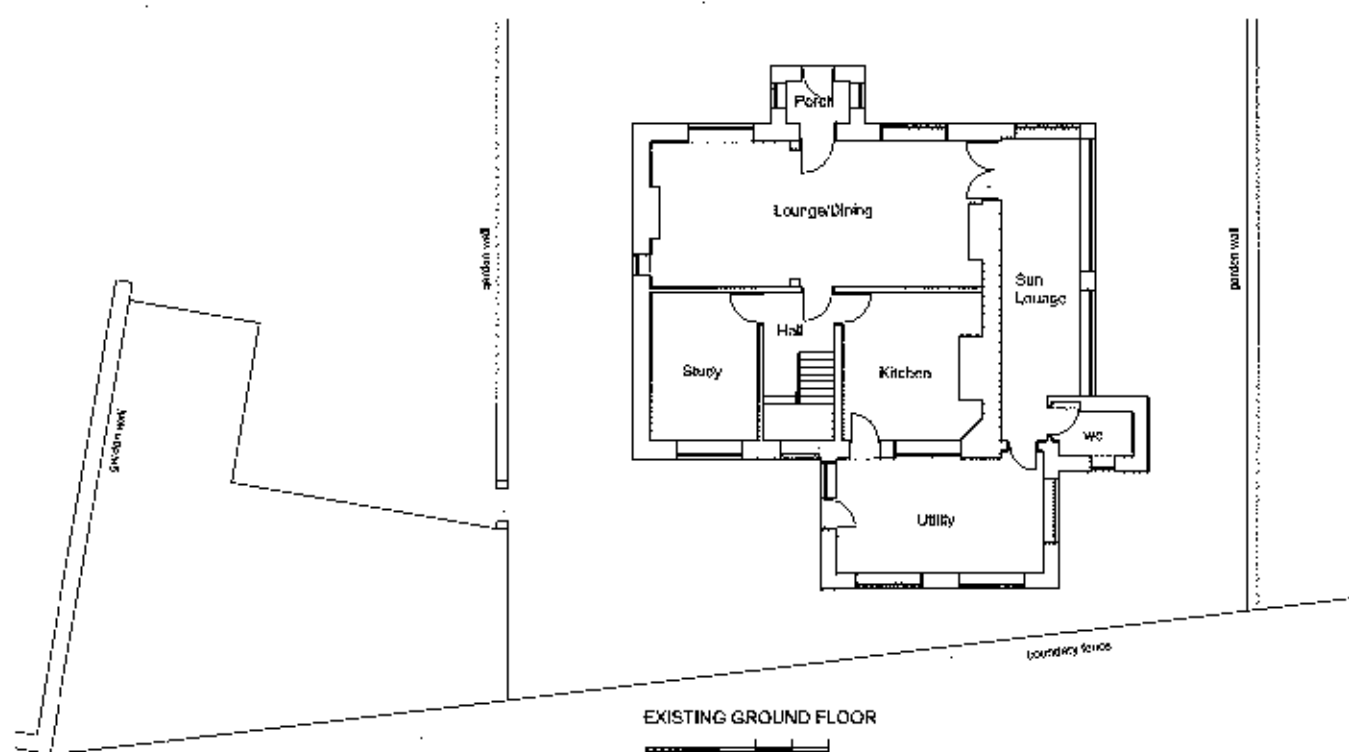
Yours sincerely

Gareth Fort
Pre- planning advice officer

Mr Barry McMahon
23, Gleneagles Drive,
Brockhall Village,
Blackburn



320130105P



scale: 1:500/1:100 @A1

date: Sept 2012

drawn: BM

dwg no: 1207-01-10

rev: orig

Client:
Mr & Mrs Powell
Project:
Extensions & Alterations
Eatough's Farm
Fleet Street Lane
Ribchester PR3 3XE
Street
Planning [Existing]

modulus

architecture ■ surveying ■ restoration
23 Glanvilles Drive
Brookhall Village
Blackburn BB6 8BF
01254 240885 / 07975 652903
enquiry@modulabsolutions.co.uk