

PLANNING DESIGN AND ACCESS STATEMENT

PROPOSED GROUND FLOOR EXTENSION AND ALTERATIONS AT ANAM CARA, BIRKS BROW, THORNLEY, PRESTON PR3 2TX.

1 PROPOSAL

- 1.1 The application proposes a single storey extension to provide a ground floor single bedroom to assist in the care of the applicants' disabled daughter. An existing room within the dwelling is to be modified to create an en-suite wet room to the proposed bedroom. The extension will measure 5.2m wide and project from the barn by 3.4m. It is to be constructed out of stone and a single pitch lean-to roof covered with slates. The extension is to the left of the former wagon entrance and will be set in from the edges of the barn wall to avoid covering the quoins stones.
- 1.2 In addition minor alterations to the existing barn conversion are proposed. On the western gable, a door and windows which are set within original door openings are to be made into sliding doors, a metal flue is proposed on the north roof slope and a single roof light is proposed on the southern roof slope.

2 APPLICATION SITE AND SURROUNDINGS

- 2.1 The application property is one of a pair of dwellings which has been converted from a traditional stone built, slate roofed barn with a rear lean-to shippon. The two dwellings are known as Anam Cara and Chipping View; the barn was formerly part of Birks Farm. Both dwellings have detached single storey garages of stone with a slate roof. The garden area to west side of Anam Cara is bounded by a stone wall adjacent to the lane.
- 2.3 The origins of the building as a barn are apparent from the former wagon entrance and the reuse of existing openings. It is an unusually long barn with a single ridge line. The lean to shippon on the rear extends over about one half of the northern elevation of the barn. The former farm house is on the southern side of the barn conversion.
- 2.4 The barn is set on the hillside and surrounded by grazing land. It is positioned close to the lane Birks Brow which slopes steeply downhill from south to north. Vehicle access to the barn conversions is on the southern uphill side which was formerly

the farm yard area. Close to this group of buildings slightly higher up on the opposite side of the road is Higher Birks.

2.5 The northern elevation of the barn conversion is widely visible in the landscape whereas the southern elevation faces towards the centre of the group of buildings and is partially well screened by the detached garage, boundary wall, trees and hedges within the group. Public footpath 29 runs in a south west to north east direction passing to the north of Higher Birks and to the south of Birks.

2.6 The application property is situated within an area designated as an Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local plan.

3 RELEVANT PLANNING HISTORY

3.1 3/1999/0407 – conversion of barn to two dwellings. Approved, 31 August 1999.

4 PRE-APPLICATION ADVICE

4.1 Pre-application advice was sought for a single storey extension of a different design to the one now proposed. This first scheme linked the barn conversion to the detached garage and provided a single bedroom with a wet room within the extension. This extension was considerably larger than the one now proposed measuring 3.9m wide and projecting from the barn conversion to the garage (which is set at an angle) so that the extension would have measured 7.6m long on the west side and 5.5m on the east side. It was to be constructed with an oak frame and horizontal timber boarded walls, timber windows and a slate roof.

4.2 Assistant Planning Officer Mark Baldry giving the pre-application advice expressed concern regarding the design of the extension in particular that it created a link between the barn and the garage which would adversely affect the character of the barn conversion and the garage. He stated that currently whilst being in close proximity to the main dwelling the detached garage is clearly subservient to the main dwelling and relatively simplistic in design terms. The creation of a link would begin to visually associate the two separate forms as being one. In addition concern was raised regarding the choice of materials for the proposed extension. He acknowledged that national policy does not discourage innovation in design but he

considered the design of the extension and the use of materials would not be appropriate or sympathetic to the character of the existing barn.

- 4.3 The design now proposed has responded to short comings highlighted by the Officer. The proposed extension is proposed as a traditional lean-to addition common on many barns in the area. It no longer links to the detached garage either physically or visually. It is proposed to be constructed in traditional materials already used on the barn that is stone and slate.
- 4.4 At the beginning of his advice the Officer stated, *"The existing dwelling retains much of its agricultural character and setting. Generally, further extension and alterations away from that original character can begin to erode the historic significance and agricultural character of the building."* Later he states in relation to applications for barn conversions the Council will endeavour to keep alterations to the barn to a minimum. When a high level of alterations and additions are proposed he states *"it would normally suggest that the host building is not fit for conversion. It is important that farm buildings area conserved in their original form without alien urban additions or alterations"*. This advice suggests that inappropriate extensions to barn conversion can harm the character and appearance of barns. We have accepted that the pre-application scheme failed to preserve the character of the barn conversion and we have revised the design of the scheme in order to address this.
- 4.5 The pre-application scheme also included the details of the proposed alterations of the windows to doors in the west gable elevation. The Officer confirmed that *"it would appear from the plans submitted for the original planning conversion that these openings were historically doors. Therefore, subject to an appropriate detailed design being proposed, the change back to doors would be something that would be supported."*
- 4.6 In regard to the personal circumstances of the applicant's daughter the Officer states *"although the disability of the prospective occupier is capable of being a material consideration of any planning application it by no means acts to over to override other extremely well-established policy principle regarding development of this nature. The overarching concern I have is; that if in the event such a proposal*

gaining approval; it could have the potential to set an unwelcomed precedent that may rightly or wrongly be argued on the many other barn conversions across the Borough.” The Officer acknowledges that personal circumstance can be a material consideration in determining and application. See appendix 1 Pre-application advice.

4 PLANNING POLICY

4.1 The relevant policies of the Ribble Valley Local Plan (as adopted in June 1998) are:

- Policy G1 – development proposals will be 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 local area. Criteria to be used in deciding planning applications are listed;
- Policy ENV1 – the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications;
- Policy H9 - proposals to extend properties to provide accommodation for elderly or dependant relatives will be approved planning permission where a modest level of accommodation is proposed and the accommodation can be integrated into the main dwelling when circumstances change.
- Policy H10 – proposals to extend or alter dwellings will be considered on the basis of the scale, design and massing of the proposal in relation to the surrounding area;

4.2 The Council is making progress on its Core Strategy. Draft Core Strategy. Policy DMG 1 general considerations, updates Local Plan Policy G1, DMH5 Residential and curtilage extensions reasserts the criteria in Local Plan Policy H9 and replaces policy H10, Local Plan policy ENV1 is replaced by EN2 Landscape and DME2 Landscape and Townscape protection.

- 4.3 In 2000 the Council issued Supplementary Planning Guidance on 'Extensions and Alterations to Dwellings'. The guidance refers to matters of character, scale, size, general form and shape, materials, roof design and impact on neighbours in considering proposals. In particular, any extension should reflect the character of the existing house and its locality, and extensions to rural dwellings in excess of a 33% increase in floor area are unlikely to succeed. The guidance makes no distinction in the approach to be adopted between extensions to converted barns and extensions to other rural dwellings.

5 ASSESSMENT OF PLANNING ISSUES

- 5.1 The main issues for consideration in assessing the development proposal are:
- provision of accommodation for a dependant relative;
 - neighbour amenity;
 - character and appearance of the dwelling;
 - the character and appearance of the building's setting, including the implications of the area's AONB designation.

Each issue is considered below.

5.2 Provision of accommodation for a dependant relative

The applicants' daughter aged 6 is registered handicapped. She suffers from Perthes' disease. The applicants state *"In layman's terms the ball joint at the top of her right leg has died and is in the process of re-growing. The degree to which she suffers hip, spine and health issues later depends on her environment and circumstances now. The critical requirement is that impact through her leg is minimised in order that the bone grows as a ball and is not flattened. Although some parents prevent their children from walking altogether, we think that some motion promotes blood flow and therefore growth. However our over-riding objective is to minimise any and all forms of impact."*

- 5.3 One everyday activity which would involve impact on the ball joint if not avoided is climbing stairs. At the present time the daughter's bedroom is on the first floor of the house and her father carries her up and down the stairs. This is becoming

increasingly difficult for him and will not be possible long term. The provision of ground floor bedroom with a ground floor shower room will overcome this problem, and allow the daughter greater independence and normality as she grows older. A letter of support from the GP is included at appendix 2.

- 5.4 The pre-application advice acknowledges that personal circumstances are capable of being a material consideration in determining a planning application. Planning is often a matter of balancing competing interests. In this case the desire to provide additional accommodation for a disabled girl needs to be weighed against protecting the historic significance and agricultural character of the building and its contribution to the character of the AONB. It is our view that the revised scheme achieves both aims. The design of the scheme will be assessed fully later in this statement.

5.5 Neighbour amenity

With the exception of the attached neighbour, the nearest neighbour is at some considerable distance from the application site. The domestic curtilage at the front (south) of the neighbouring property, Chipping View is separated from the front of Anam Cara by a stone wall. The proposed extension is approximately 9m from this joint boundary which together with the screened effect of the wall is a sufficient distance to preserve privacy and residential amenity between to two properties.

5.6 Character and appearance of the dwelling

The Council's adopted policy position makes no distinction between the approach to be taken to extensions to converted barns and extensions to other rural dwellings. Policy H10 requires applications to extend residential properties to be considered on the basis of scale, design and massing in relation to the surrounding area. The proposed extension when considered in relation to the former barn as a whole is clearly subservient to it and is sympathetic in form and design. The front elevation of the former barn is approximately 35m long. The extension covers only 5.2m of this elevation which is only a small proportion when considered against the barn as a whole.



Google Street View South elevation of Anam Cara and Chipping View

- 5.7 An existing window will be adapted to create a doorway into the extension. The extension is set on an area of the barn which projects forward slightly and is edged with quoin stones. The extension is set in from the edge of this projection in order to avoid covering these quoin stones and to retain the agricultural character of the building.



South elevation showing location of the single storey extension to left of wagon door.

5.8 In locating the extension on the southern side of the building it has been possible to avoid covering over features of the barn which indicate its past agricultural use such as the shippin doors in the west gable. It is also the least visible elevation in the landscape being on the uphill side of the barn and surrounded by other structures and will be almost completely masked by the detached garage in front of it (See google street view). The stone boundary wall on the western side of the barn will provide a substantial screening to the proposed extension when the building is viewed at close quarters from the road. Existing trees and shrubs within the garden area adjacent to this boundary are to be retained and additional planting can be provided which will provide additional screening.

5.9 The size of the extension is modest in comparison to the host dwelling and does not exceed the limits indicated in the Council's SPG or the requirements of policy H10. Other minor alterations proposed include the reinstatement of the door in the centre of the gable of the property as a door rather than a window. This has been confirmed as acceptable in the pre-application advice. It is also proposed to insert a metal flue on the north roof slope and add a velux roof light above the former wagon entrance on the south elevation.



Gable elevation. The left hand door and centre window (formerly a door) are to be altered to sliding doors.

5.10 Character and appearance of its setting

The site is located within the Forest of Bowland AONB and, as such, the area is of recognised national landscape value. It is of utmost importance to conserve and enhance the natural beauty of the area. However, the AONB designation and the provisions of Policy ENV1 do not preclude development in the area. Rather, they seek to ensure that any development that does take place complements the area's landscape value.

- 5.11 The proposed extension is single storey and within the existing curtilage of the dwelling on the southern side of the building. The barn was formally part of a farm group where the yard was on the southern uphill side of the barn. Historic maps of 1846, 1891, 1930, 1967 and 1994 indicate that this part of the farm group historically contained outbuildings between the barn and the modern farmhouse. See appendix 3. This is evidenced by the main wagon entrance being on the southern elevation of the barn and the vehicle access point also being on the up hill side of the barn.
- 5.12 When the conversion of the barn took place in 1999 the vehicle access point and the area for turning and parking vehicles as well as the provision of garages were all located in this area which was formally the farm yard. It is within this area that historically any additional outbuildings would have located. The introduction of the single storey addition to the barn on the southern side follows the historic pattern of development at this site and does not go beyond the outer limits of this group of buildings. In this way the proposed extension will have no detrimental effect on the landscape value, character and natural beauty of the AONB.

5.13 Other matters

We are aware that extensions to barn conversions have to be carefully considered because the character of former agricultural buildings can be easily damaged and diluted if extensions are not carefully and sensitively designed. This does not mean that former agricultural barns can never be extended it is rather an indication of the level of skill and care that needs to be applied to the design of proposed extensions.

An appeal decision at 2 Chaigley Court reference APP/T2350/A/07/2047827 demonstrates this point. The Inspector concluded that single storey extension was subservient and sympathetic in form and design to the main building. He considered that the extension from wider views *"would be seen as a small simple extension to a large building and would not appear intrusive or detract from.....the surrounding countryside"*. There are sufficient similarities between this development which was allowed on appeal and the proposed development at Anam Cara for the conclusions of the Inspector to be relevant to this case. Both are former barns which are substantial structures and have been converted into multiple dwellings. Both extensions are small in scale in comparison to the host building as a whole. See appendix 4.

- 5.14 Another recent appeal decision is relevant. Appeal APP/T2350/D/11/2156467 at Carr Meadow Barn, Carr Lane, Balderstone for a single storey porch extension on a barn conversion measuring 4.8m wide and projecting by 2.5m. The Inspector commented:

"From the evidence before me and my observations, the porch extension would have the appearance of a small, simple ancillary building whose scale and design would not unduly imbalance the asymmetric appearance of the existing south elevation. Nor would it, in my judgement, be unacceptably discordant in its form and relationship to the converted barn and its simplistic design would not introduce an undue level of complexity or an unacceptably alien domestic or urban form. The proposal would not therefore result in detrimental harm to the overall character and appearance of the dwelling or the surrounding area." See appendix 5

This demonstrates that small additions to barn conversion which are simplistic in form do not necessarily detract from the character and appearance of the building or the surrounding area. This is in contrast to the pre-application advice received which states *"Generally, further extension and alterations away from that original character can begin to erode the historic significance and agricultural character of the building. Therefore, in most cases the Local Planning Authority resists this type of development."* (third paragraph first page emphasis added). What this reveals is that the LPA starts from a point of in principle rejecting application for extensions to dwellings that have been created from barn conversions. Whereas the appeal

decision at Carr Meadow Barn shows that extensions to barn conversion should be considered in relation to the character of the individual building and consider whether the design of the extension is appropriate to that building. We consider that the proposed extension is simplistic in form and appropriate in its size and form to the agricultural character of the barn in the same way as the similar extension at Carr Barn.

6 CONCLUSION

- 6.1 The proposed ground floor extension is necessary to meet the immediate needs of the applicants' daughter. This is a material planning consideration and should be given weight in the decision making process. The extension has been design to be in keeping with the agricultural character of this barn conversion. It is also of a scale that is subordinate to the existing dwelling. In addition, the proposed extension has no impact on neighbour amenity and respects the character and appearance of its setting in an AONB. In our assessment, the proposal is wholly in accordance with the relevant saved policies of the Local Plan and the SPG 'Extensions and Alterations to Dwellings' and therefore should be granted planning permission.

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February 2013

Appendices

Appendix 1 Pre-application advice

Appendix 2 Letter from GP

Appendix 3 Historic Maps 1846, 1891, 1930, 1967 and 1994

Appendix 4 Appeal decision APP/T2350/A/07/2047827 2 Chaigley Court

Appendix 5 Appeal decision APP/T2350/D/11/2156467 Carr Meadow Barn, Carr Lane, Balderstone

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Ms Douglas

PRE-APPLICATION PLANNING ADVICE REQUEST: PROPOSED GROUND FLOOR EXTENSION AND ALTERATIONS AT ANAM CARA, BIRKS BROW, THORNLEY, PR3 2TX

I am writing in respect of the above matter and further to our recent site meeting. In offering this advice I am mindful of the prevailing policies within the Ribble Valley Districtwide Local Plan (DWLP) and those contained within the National Planning Policy Framework (NPPF).

The proposed development consists of a single storey extension that would occupy an existing gap between the main dwelling, the result of a barn conversion, and the detached garage, to provide a single storey ground floor bedroom and wet room facility; you also propose a range of smaller alterations to the existing window and door openings of the barn conversion. The extension is to be constructed from an oak frame, with timber boarded walls. The site is located outside of any defined settlements and is sited within the Forest of Bowland AONB as defined in the DWLP.

As you have outlined in your submission, your clients dwelling is a converted barn. The process of converting an agricultural building to a dwelling is one that has to be carried out with sensitivity. In the case of your clients property this has, in my opinion, been achieved to a great extent. The existing dwelling retains much of its agricultural character and setting. Generally, further extensions and alterations away from that original character can begin to erode the historic significance and agricultural character of the building. Therefore, in most cases the Local Planning Authority (LPA) resists this type of development.

Paragraph 115 of the NPPF states 'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to the landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and Broads'. I am of the opinion that such agricultural buildings converted or not, form part of the cultural heritage of the countryside and as such could be considered as a non-designated heritage asset.

The development site is currently characterised by being quite an open space, as would be expected given its former agricultural use. Aside from the main barn structure the

only other buildings on the site are the detached garage buildings, for each dwelling, which appear as ancillary outbuildings that do not overly detract from the setting of the former agricultural barn, within the Forest of Bowland AONB.

With regard to the proposed; more minor alterations, namely the creation of two sliding doors in the West elevation. It would appear from the plans submitted for the original conversion that these openings were historically doors. Therefore, subject to an appropriate detailed design being proposed, the change back to doors would be something that would be supported. Your proposal to alter the existing large window in the rear elevation to a door opening would also be supported; again subject to an appropriate design being proposed. The alteration of the existing large window in the rear elevation to a door would be minor in its impact upon the overall visual appearance of the building. In addition to this the approved plans for the conversion (application reference 3/1999/0407) show this opening as a door opening, providing patio type doors.

Having considered the wider proposals you have submitted I have concerns, specifically surrounding the single storey extension. As you are no doubt aware when dealing with an application to convert an agricultural building to a residential dwelling, the LPA would always seek to ensure the intrinsic character of the former agricultural use is retained.

In practice this would mean that new window and door openings are kept to a minimum and that no major building works or alterations would be required in order to achieve an appropriate conversion. Typically if high levels of alterations and additions were required it would normally suggest that the host building is not fit for conversion. It is important that farm buildings are conserved in their original form without alien urban additions or alterations, as they form part of the countryside's agricultural heritage; a key element of sustainability, through contributing to protecting and enhancing our natural, built and historic environment. I am of the opinion that the proposed single storey link extension would dilute and erode this character to the buildings detriment. This is because it would create a physical link between two previously detached buildings. Currently whilst being in close proximity to the main dwelling the detached garage is clearly subservient to the main dwelling and relatively simplistic in design terms. The creation of a link would begin to visually associate the two separate forms as being as one; whilst you do not propose to link the two internally; the exterior appearance may suggest otherwise. It would create the appearance of built form extending beyond that of the original barn conversion, detracting from the functional simplicity that is essential to its character and its historic form.

Paragraph 58 of the NPPF states the quality of development should; 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.' Whilst the proposed design of the extension is intended to clearly appear as a contemporary addition. I do not consider its design and use of materials to be appropriate or sympathetic to the character of the existing barn. Furthermore, whilst the proposed extension would be well screened from public view, I do not believe this offers sufficient justification for the proposal in terms of its scale and design being appropriate.

Within your submission you make reference to the proposal meeting the requirements of Policy H9 of the Local Plan. Whilst I fully acknowledge the specific personal need for the proposed development; from the point of view of your clients, it would be for you and your clients to demonstrate that this need significantly and materially outweigh the other local and national planning policy considerations.

Although the disability of the prospective occupier is capable of being a material consideration of any planning application it by no means acts to override other extremely well-established policy principles regarding development of this nature. The overarching concern I have is; that if in the event such a proposal gaining approval; it could have the potential to set an unwelcomed precedent that may rightly or wrongly be argued on the many other barn conversions across the Borough.

Therefore, unfortunately, for the reasons outlined above, the LPA would not support development of this nature.

I hope this advice is useful, but please note this is an Officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof.

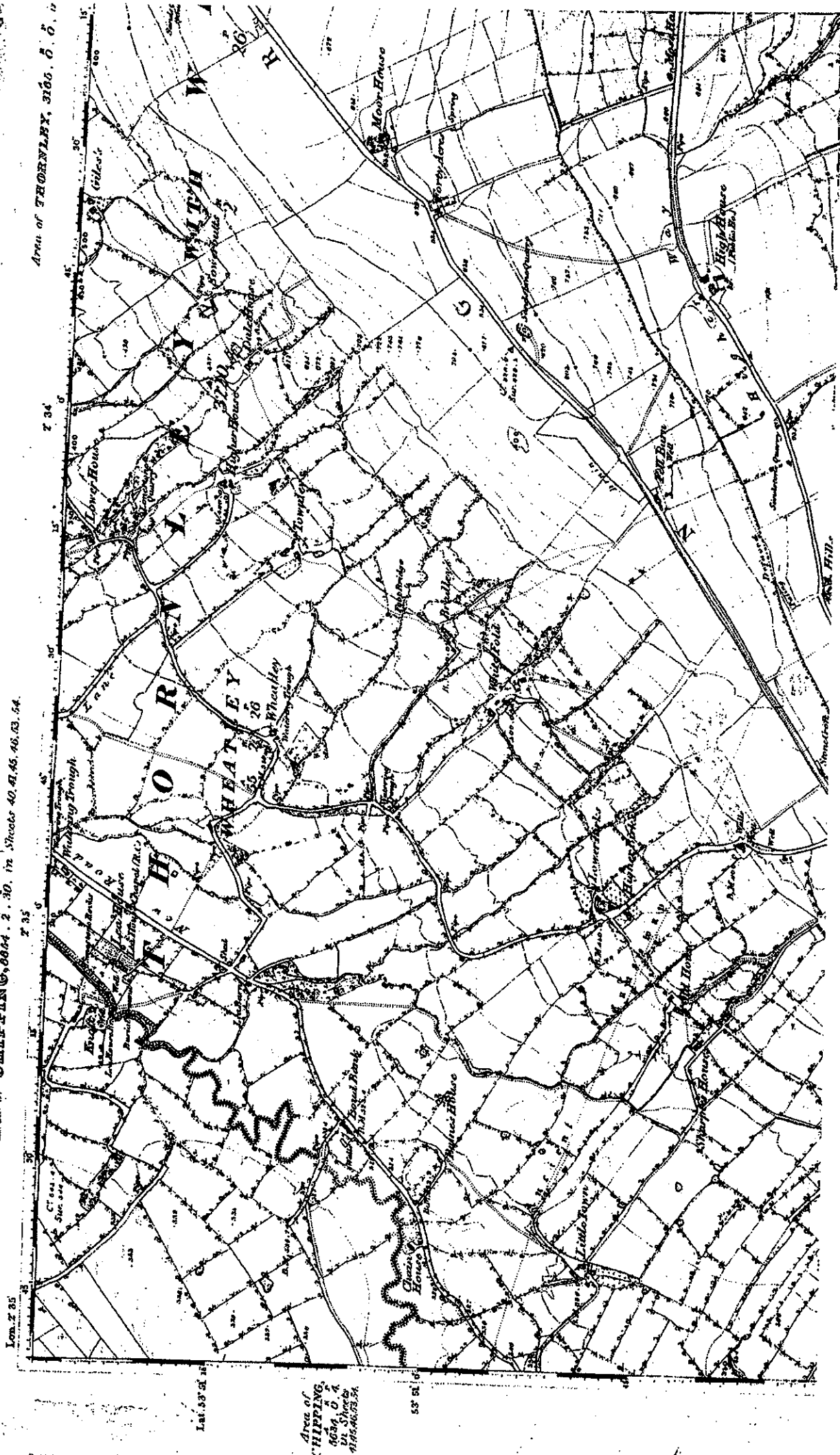
Yours sincerely

MARK BALDRY
ASSISTANT PLANNING OFFICER

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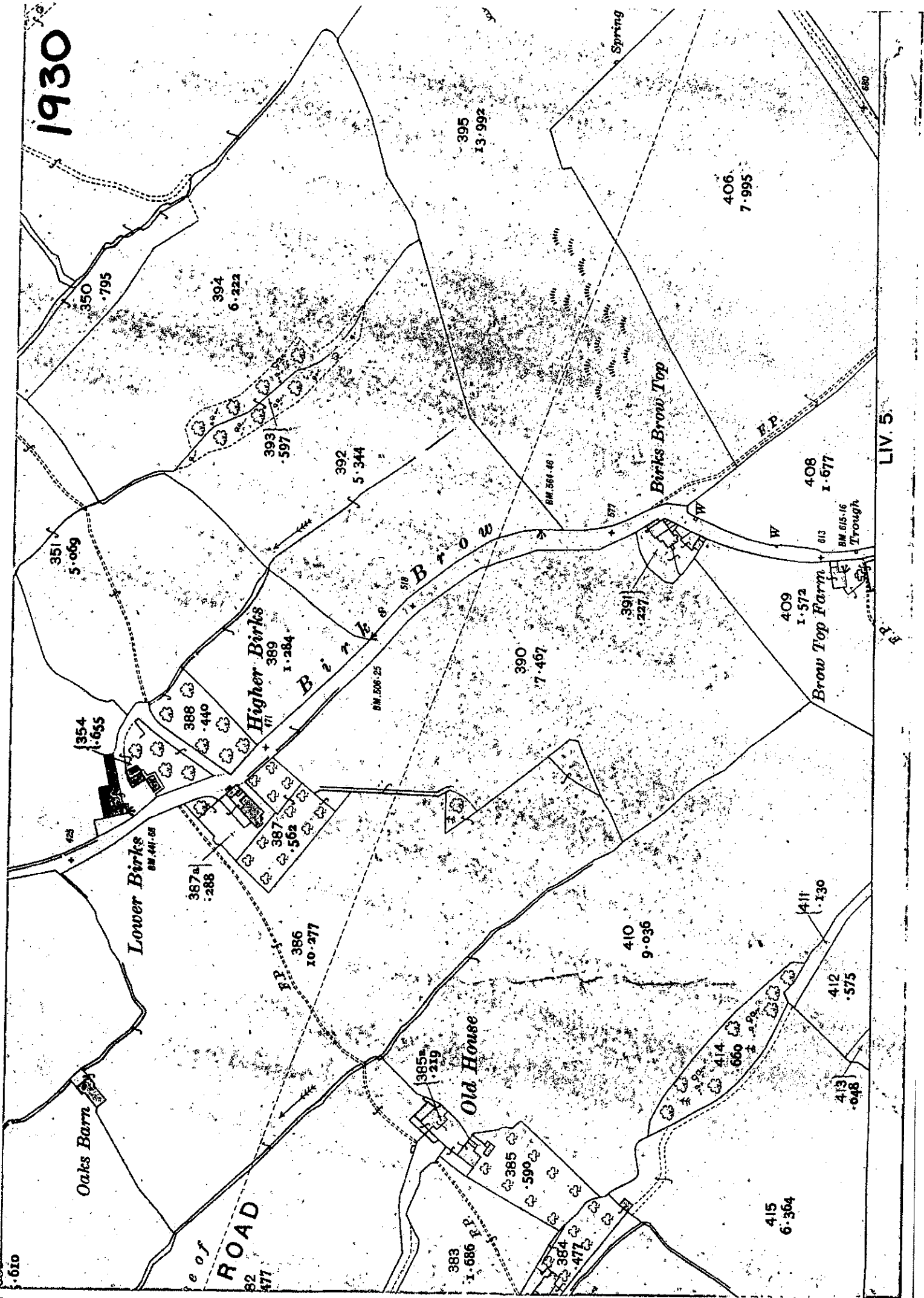
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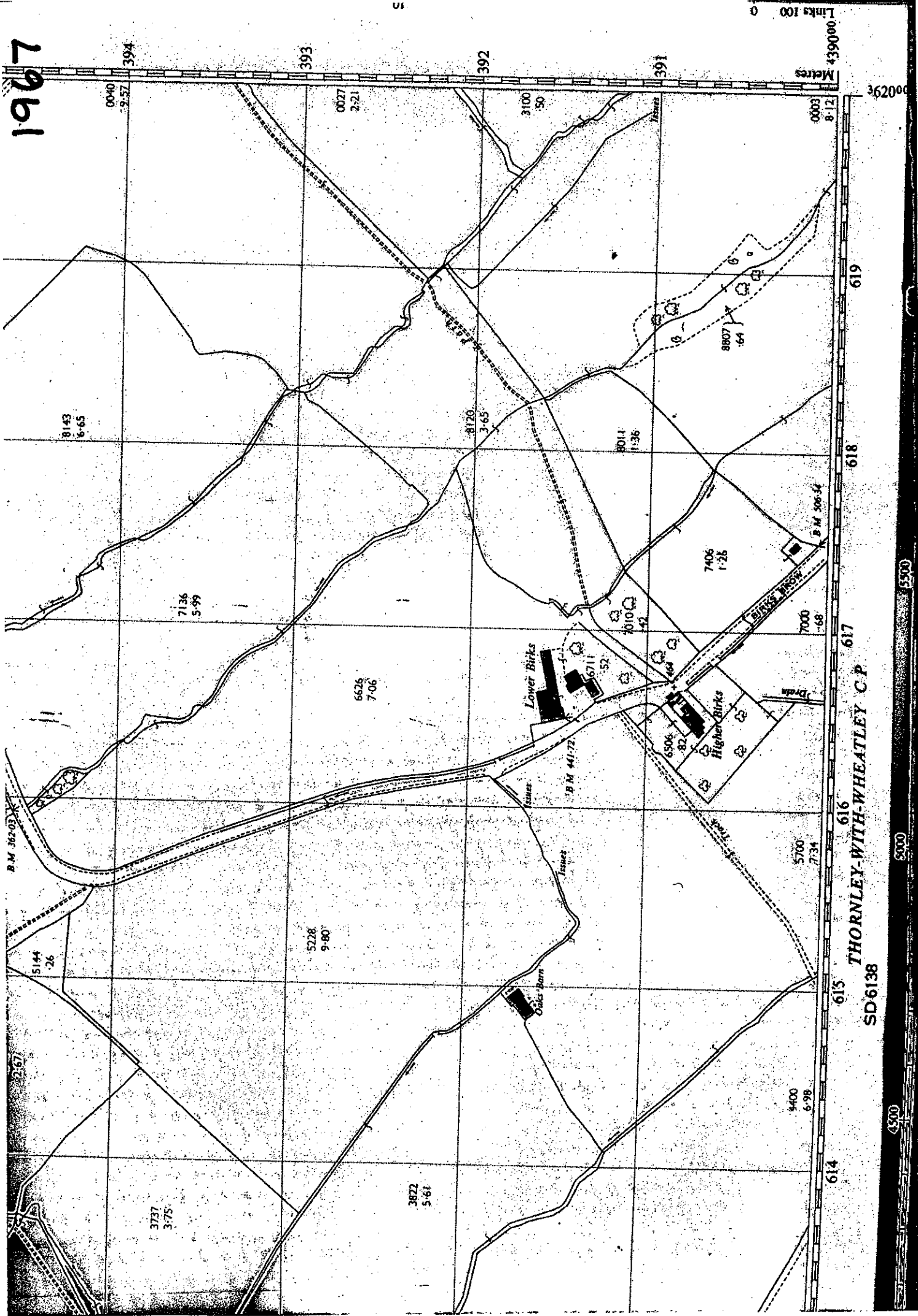


23

1930



1967



THORNLEY-WITH-WHEATLEY C.P.
SD 6138

This is a detailed topographic map of a section of the Adirondack Park, New York. The map is oriented with North at the top. It features a grid with coordinates 439 000 to 439 500 and 361 700 to 362 000. Key features include Lake Placid, Lake Minerva, Lake George, and the Adirondack Park Boundary. The map is oriented with North at the top.

The map shows the Adirondack Park Boundary, which is a dashed line. The town of Lake Placid is located in the lower right corner. The map includes various lakes, including Lake Placid, Lake Minerva, and Lake George. The map also shows the Adirondack Park Boundary, which is a dashed line. The map is oriented with North at the top.

The map includes a grid with coordinates 439 000 to 439 500 and 361 700 to 362 000. The map is oriented with North at the top.



Appeal Decision

Site visit made on 15 August 2011

by **Alan M Wood MSc FRICS**

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

Decision date: 24 August 2011

Appeal Ref: APP/T2350/D/11/2156467

**Carr Meadow Barn, Carr Lane, Balderstone, Blackburn, Lancashire,
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 and Mrs Mark and Victoria Haston against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2011/0208, dated 17 March 2011, was refused by notice dated 25 May 2011.
 - The development proposed is the construction of porch extension.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of porch extension at Carr Meadow Barn, Carr Lane, Balderstone, Blackburn, Lancashire, BB2 7LN in accordance with the terms of the application, Ref 3/2011/0208, dated 17 March 2011, subject to the conditions set out in the schedule below.

Main Issue

2. The effect of the proposed development on the character and appearance of the existing dwelling and the surrounding area.

Reasons

3. The Council's principal concern is that the proposed porch would have no relationship with the historic use of the former barn, give the appearance of a modern and domesticated property, undermine the simplistic form of the existing building, and create visual imbalance to the southern gable of the dwelling. The appeal site is in a fairly remote rural location but a public right of way exists along the frontage of the site so the proposal would be visible in the public realm.
4. The supporting text to Policy H17 of the Ribble Valley District Wide Local Plan (1998) [LP], which relates to barn conversions, states that farm buildings are operational structures with a functional simplicity which is part of their appeal. It further states that the addition of porches will contribute to complexity and a loss of original character and it is important that farm buildings are preserved in their original form without alien, urban additions or alterations.

5. A previous application for a porch/boilerhouse extension was refused and then dismissed at appeal¹ in 2007. In arriving at her decision the Inspector found that the proposal would not appear as a natural, well designed addition to the traditional barn. She also commented however that it may be that other barns in the area have small, simple ancillary buildings attached to them but these are more likely to be built as a lean-to against the barn, with few window openings and a low eaves level. In dismissing the appeal the Inspector did not rule out, in principle, a porch extension at the appeal site.
6. The proposed development would have a lean-to roof construction with two modest window openings, which would complement the existing windows, and the eaves level would coincide with the height of the existing door and window openings at ground floor level. The officer's report stated that the extension would be viewed as a subservient addition to the residential property by virtue of its size and design as well as being set back from the front building line. I agree with that view.
7. From the evidence before me and my observations, the porch extension would have the appearance of a small, simple ancillary building whose scale and design would not unduly imbalance the asymmetric appearance of the existing south elevation. Nor would it, in my judgement, be unacceptably discordant in its form and relationship to the converted barn and its simplistic design would not introduce an undue level of complexity or an unacceptably alien domestic or urban form. The proposal would not therefore result in detrimental harm to the overall character and appearance of the dwelling or the surrounding area. Accordingly I find that the proposed development would not conflict with Policy H17 in this particular case, or Policies G1 and ENV3 of the LP which require a high standard of design and seek to ensure that development respects local landscape character.

Conditions

8. I have imposed a condition relating to materials in order to control the appearance of the building in the interests of visual amenity. I have also imposed a condition to confirm the plans upon which the decision has been made for the avoidance of doubt and in the interests of proper planning. I have amended the wording of the suggested conditions in the light of the advice in Circular 11/95 and in the interests of clarity and enforceability.

Conclusion

9. I have considered all of the matters before me. For the reasons given above, the appeal succeeds.

Alan M Wood

Inspector

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby

¹ APP/T2350/A/07/2044566

permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250 and Dwg. MH/11/01.



Appeal Decision

Site visit made on 8 October 2007

by **Jim Metcalf** BSc DipTP MRTPI

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

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Decision date:
23 October 2007

Appeal Ref: APP/T2350/A/07/2047827

2 Chaigley Court, Chaigley, Clitheroe, BB7 3ND

- 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 Paul & Louise Upton against the decision of Ribble Valley Borough Council.
- The application (Ref 3/2007/0065), dated 23 January 2007, was refused by notice dated 21 March 2007.
- The development proposed is a single storey extension to provide an extra room.

Decision

1. I allow the appeal and grant planning permission for a single storey extension to provide an extra room at 2 Chaigley Court, Chaigley, Clitheroe, BB7 3ND in accordance with the terms of the application Ref. 3/2007/0065, dated 23 January 2007, and the plans submitted therewith, subject to the following conditions:
 - 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
 - 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main issue

2. I consider the main issue is the effect of the extension on the character and appearance of the building and the surrounding area.

Reasons

3. Chaigley Court is a row of houses formed from a large agricultural style building previously used as a dairy. It stands in open countryside within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). When the conversion for residential use took place some care was taken to respect the scale, character and appearance of the building. However, the building is now evidently a row of houses albeit one that retains the bulk and form of the original building.
4. The proposed extension has been carefully designed and would be clearly subservient, and sympathetic in form and design, to the main building. The roof, with the same slope and profile, and walls, constructed of random stone, with projecting quoins, would match the host building. The agricultural history

would be reflected in the use of timber cladding below the eaves. At the same time a narrow glazed panel between the extension and the side wall marks the distinction between the original building and the extension in a satisfactory manner.

5. I believe that, unlike the piked roof dormer subject of enforcement action and appeal (ref APP/C/97/T2350/649249), a modest single storey extension would not be out of keeping with the style and tradition of the building. Indeed photographs clearly show that before conversion Chaigley Court had a number of single storey extensions at both front and rear that were demolished as part of the conversion work. From Chipping Road the extension would be seen as a small, simple extension to a large building and would not appear intrusive or detract from the, now essentially residential, character of the complex or the surrounding countryside.
6. The Ribble Valley Districtwide Local Plan (LP), Policy H18, states that extensions to converted rural buildings should be in keeping with local tradition in terms of design, materials, geometric form and window and door openings. I consider that the extension would satisfy this requirement, being entirely compatible in scale and proportion with the existing building whilst the simple design and materials exhibit the high standard required by LP Policies G1 and ENV1.
7. The Council are concerned that the extension would set a dangerous precedent for unsympathetic proposals to the detriment of the AONB. However, I believe that this is not a legitimate concern because the extension would have a strictly limited effect on the character and appearance of the building or the surrounding area and would comply with LP Policies G1, ENV1 and H18. Accordingly I uphold the appeal.
8. The Council have not suggested any conditions that should be imposed in the event that planning permission is granted. Apart from the standard condition that limits the period for which the permission remains valid and a condition regarding samples of the materials to be used to construct the extension, and which the appellants state they would supply, I do not consider any other conditions are necessary.

Jim Metcalf

INSPECTOR