

Jessica Townson - AJH Associates

From: Trevor Wilson <wilson.trevor@btinternet.com>
Sent: 07 June 2013 10:48
To: Jessica Townson - AJH Associates
Subject: Fwd: Request for pre-application planning advice - Rowan Garth, Stoneygate Lane, Knowle Green.
Attachments: 2_guidance_householder.pdf; ATT17206.htm; 2_householder_application.pdf; ATT17207.htm

Begin forwarded message:

From: "Mark Baldry" <Mark.Baldry@ribblevalley.gov.uk>
Subject: Request for pre-application planning advice - Rowan Garth, Stoneygate Lane, Knowle Green.
Date: 6 June 2013 14:54:31 GMT+01:00
To: <wilson.trevor@btinternet.com>

Dear Mr Wilson

My reference: RV/2013/ENQ/00075

Proposal: Single storey side extension and single storey porch extension to the rear.

Site Location: Rowan Garth, Stoneygate Lane, Knowle Green.

I am emailing in response to your request for pre-application planning advice and further to our meeting of the 28th May 2013. In offering this advice I am mindful of the prevailing planning policies contained within the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on Extensions and Alterations to Dwellings, the emerging Ribble Valley Core Strategy and those contained within the National Planning Policy Framework (NPPF).

Within the details you have submitted you propose a single storey side extension to the North elevation and a single storey rear porch extension to the East elevation. Having had an opportunity to consider these proposals I would offer the following comments.

As we discussed during our meeting the existing dwelling came into being by virtue of the planning permission granted under reference 3/89/0786P dated October 1989 which granted consent for the Conversion of an existing barn to form private a dwelling. Such conversions are relatively common across the Borough; typically such conversions can safeguard redundant, traditional agricultural buildings bringing them back into meaningful use. Traditional agricultural buildings form a key part of the traditional fabric of the open countryside across the Borough, as such whilst perhaps not of national significance they can be considered to be a locally important non-designated heritage asset. At the point of such conversions being undertaken the Local Planning Authority would expect them to be completed to a high standard achieving a balance between providing suitable living accommodation and retaining much the agricultural character that makes them important. This would normally be achieved by a limited amount of rebuilding and minimal alterations taking place.

Having examined the plans submitted at the time of the conversion for your property it is quite clear that whilst the proposed plans at the time broadly match the form of the house as it currently stands, the difference between this and the original existing plans is quite stark. The plans indicate that quite a significant level of alterations were undertaken at the time of conversion, with a series of new openings formed for windows and doors. As such it may be argued that significant parts of the historic significance and character were lost when the conversion was done. Nevertheless the dwelling does retain a certain character which is befitting to its location and any future development or alterations should reflect this.

With regard to assessing development of this nature, the Local Planning Authority would consider the following areas:

- The scale of the proposed development in relation to the existing dwelling - any additions should be subservient to the existing dwelling and not appear as an over large or over dominant addition. This can be achieved by incorporating features such as a stepped down ridgeline in the case of two storey extensions and setting elevations back from the main elevations of the existing dwelling.
- The finer design points of the proposal should reflect the design and character of the existing dwelling. So features such as materials, design and form of window openings, roof forms, and features such as quoins and window surrounds should correspond to the existing dwelling.
- Impact upon residential amenity - A proposed development should not give rise to situations whereby the amenity of a nearby property is harmed, therefore development shouldn't lead to a significant loss of light being lost to a neighbouring property or situations whereby poorly placed window openings will create direct overlooking. Given the location of your property and its relationship to neighbouring properties I do not anticipate such issues to arise in this particular instance.

Having examined the proposals you have submitted I feel that they achieve many of the points outlined above. The only further advice I would perhaps offer is that the step back from the principle elevation of the dwelling should be clear perhaps in the region of 300mm. A similar principle should also be adopted with the proposed porch to the rear by keeping it set within the confines of the rear elevation. The proposed roof forms would, I feel, fit with the existing dwelling and be appropriate.

Should you wish to pursue a development of this nature it would require the benefit of planning permission. Such an application can be made as a Householder Development, forms for which I have attached for your convenience. An application of this nature would attract a fee of £172.00. Both the side extension and rear porch can be included on one application.

Therefore to conclude; the development as proposed within your pre-application submission does not present any undue concerns at this stage. This would however be subject to the finer details of the design being considered appropriate; features such as materials, elevation and stonework detailing, window form and detailing such as the window surrounds. The general design at this stage would appear subservient to the existing dwelling and be generally sympathetic to the character and appearance of the existing dwelling. At this stage, whilst no categorical assurances can be offered as to the eventual outcome of a formal application, the proposed development is likely to be supported by Officers.

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 recommendations the Council may make on any subsequent application or the ultimate determination thereof.

Yours sincerely

Mark Baldry | **Assistant Planning Officer**

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