

DATE INSPECTED:

TELEPHONE CALLS: YES / NO
DATE:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - REFUSAL

Ref: CB/EL

Application No:	3/2014/0275/P
Development Proposed:	Four conservation rooflights (two on the front elevation, two on the rear elevation) at 14 Goose Lane Cottages, Goose Lane, Chipping PR3 2QF

CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received.

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 ENV3 - Development in Open Countryside.

Policy H17 - Building Conversions - Design Matters.

Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes)

Policy DMG1 – General Considerations.

Policy EN2 – Landscape.

Policy DME2 – Landscape and Townscape Protection.

Policy DMH3 – Dwellings in the open countryside and AONB.

Policy DMH4 – The conversion of Barns and other Buildings to Dwellings.

National Planning Policy Framework.

Achieving Sustainable Development.

Section 11 – Conserving and enhancing the Natural Environment.

Section 12 – Conserving and Enhancing the Historic Environment.

POLICY REASONS FOR REFUSAL:

G1, ENV1, H17/ DMG1, EN2, DME2, DMH4 – detrimental to intrinsic character and appearance of the building and visual amenities of AONB.

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

The application relates to a former dairy building situated on the outskirts of Chipping within an area of open countryside also located within the Area of Outstanding Natural Beauty. The former dairy building was converted to a number of dwellings in the 1990s and as part of that permission permitted development rights were removed from all properties.

Permission is therefore sought to insert two rooflights within the front roof slope of the mid terraced property and insert two roof lights in the rear roofslope of the property.

The building to which the building forms part is a traditional rural building set within an area of undulating lowland farmland. The building is thus seen from long range views north and southwards. The building including its traditional slate roof is extremely prominent within the wider landscape and makes a valuable contribution to the intrinsic quality of this part of the Area of Outstanding Natural Beauty.

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 for landscape and scenic beauty”.

The building to which the application site forms part is considered to be a heritage asset (non-designated) and Paragraph 131 of the NPPF document states:

“In determining planning applications, local planning authorities should take account of ... the desirability of new developments making a positive contribution to local character and distinctiveness.”

The insertion of two roof lights on each of the two roof slopes, would result in a visual intrusion into the relatively unadorned blue slate roofscape of the building as a whole.

I am aware that two other roof lights exist on two other dwellings within the group, both approved in 2000 and 2003 respectively, however, in my opinion, these single roof lights seriously detract from the unadorned roofscape of this visually striking building and also the visual amenities of the wider area particularly when viewing the north facing principal elevation of the traditional rural building from long range views across fields when travelling along Goose Lane.

The further introduction of additional roof lights would add to the harm already caused by adding clutter to the relatively unadorned roofscape. This would be to the detriment of the intrinsic character of the former dairy building, a traditional building in the countryside, and the visual amenities of this part of the AONB when viewing the site from the surrounding countryside, contrary to Policies ENV1 and H17 of the Districtwide Local Plan and policies DMG1, EN2 and DMH4 within the emerging Core Strategy.

The approval of the insertion of roof lights would set a dangerous precedent for the acceptance of other similar proposals on this group of properties which would, I consider, seriously detract from both the intrinsic character of the original traditional rural building and the intrinsic character of the visual amenities and qualities of this part of the AONB. For these reasons I thus recommend that this application be refused.

RECOMMENDATION: That permission be refused.