

This report needs to be read in conjunction with the Decision Notice.

DATE INSPECTED:

Ribble Valley Borough Council

## **DELEGATED ITEM FILE REPORT - APPROVAL**

---

**Ref: CS/CMS**

<b>Application No:</b>	3/2014/0549/P
<b>Development Proposed:</b>	Extension, garage and stable at Loudside Cottage, Back Lane, Chipping

---

**CONSULTATIONS: Parish/Town Council**

Parish Council - No comments or observations received.

---

**CONSULTATIONS: Highway/Water Authority/Other Bodies**

Environment Directorate (County Surveyor) – Comments that the proposal raises no highway concerns and he therefore has no objection to the proposal on highway grounds.

Environment Agency – N/A.

---

**CONSULTATIONS: Additional Representations.**

No representations have been received.

---

**RELEVANT POLICIES:**

*Ribble Valley Districtwide Local Plan*

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy H10 - Residential Extensions.

Policy SPG – “Extensions and Alterations to Dwellings”.

*The Core Strategy Submission version as proposed to be modified*

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DMH5 – Residential and Curtilage Extensions.

---

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

Loudside Cottage is located in a rural area and within the Area of Outstanding Natural Beauty approximately 1.5 miles to the south of the village of Chipping. It is a semi-detached property that has been formed through a barn conversion. The other half of the pair is a larger property that comprises the original farmhouse which has been extended into the other half of the former barn.

Access to the two properties is via a shared access track of the southeast side Back Lane (Longridge Road). The access track is also a public footpath which, from the end of the access track, follows a route along the northern edge of the curtilage of Loudside Cottage.

Loudside Cottage is the closer of the two properties to the southern end of the access track with the neighbouring property “Loudside” being attached to the south side of Loudside Cottage. The curtilage of Loudside Cottage is mainly on its northern side. There is also an approximately 1 acre field adjoining the west side of the curtilage that is also in the applicant's ownership.

---

The photograph within the submitted Planning Statement shows Loudside before the barn was converted and prior to the demolition of a number of former agricultural buildings that formed part of the original working farm.

Previous application 3/2014/0164/P sought permission for a detached building containing a garage with a study above and a stable and tack room. The building was to be sited 5.7m away from the northern side elevation of the property. The development proposed in that previous application included the demolition of two existing unattractive timber sheds.

The existing dwelling is within the main part of the two storey barn that has a ridge height of 6.7m and also a lower section with bedrooms in the roof space which has a ridge height of 5.7m. The detached garage proposed in the previous application had a ridge height of 5.55m and the proposed stables a ridge height of 4.25m. The proposed garage and stables therefore would continue the stepping down in height to the edge of the group of buildings. The depth of the proposed garage is less than the lower part of the house and, would be set 5.7m away from the main building.

In relation to the previous application, it was considered that the proposed outbuilding would appear subservient to the main dwelling. The general form, shape, roof pitch and size of the previously proposed outbuildings was also considered to reflect the scale of agricultural outbuildings such as stables, piggeries etc that are commonly found on farms in this locality, including the original farm outbuilding at this farm that is still standing to the south of the original barn. The use of natural stone, render and natural blue slates in the previous proposal was also considered to be appropriate.

Overall, it was considered that the previously proposed development would enhance the character of this group of former farm buildings and would not have any detrimental effects upon the amenities of the adjoining property Loudside, or upon highway safety considerations.

The siting of the previously proposed buildings was also such that it did not affect the definitive route of the public footpath that runs along the northern edge of the curtilage of the property.

Permission was granted in respect of the previous proposal subject to conditions to ensure that the garage/study is only used as part of the existing dwelling and not converted to independent use; and that the stable is used for private purposes only. A condition was also imposed requiring the submission of details of the precise means of storage and disposal of manure. A note was also attached to the permission that no permission was implied or granted for any stopping up or diversion of the public footpath that adjoins the site.

This current application is identical to previous application 3/2014/0164/P except that it includes a fully glazed extension to link the southern side wall of the garage to the northern gable elevation of the dwelling. This would provide a covered link between the door in the northern side elevation of the dwelling and the southern side elevation of the approved garage.

It is stated in the submitted Planning Statement that the study area over the garage is used by Mrs Compton who works from home and that the provision of a dedicated space will allow her to separate out work from home and to work flexibly around her family. The point is made that the link will provide a connection between the structures so that in winter and in inclement weather, there is easier access between the study and the main house.

The glazed structure would have maximum dimensions of 5.7m x 5.4m and it would have a

mono pitched roof rising from 2.6m to 3.7m. This height is considerably lower than both the garage and the stable, and the structure is set back a significant distance from both the front and rear elevations of the main building. The overall footprint of the glazed link is also considerably less than the garage or the stables. The relationship in terms of scale, positioning, height and footprint therefore ensures, in my opinion, that the glazed link is subordinate to both the main house and to the recently approved garage and stable. As such the combined effect of the garage, stable and glazed link is still subordinate to the main dwelling.

In relation to general form and shape, the mono pitched addition reflects the character of ancillary agricultural buildings and timber sheds attached to barns. The proposal, in common with the previously approved development, will include the demolition of two existing unattractive timber sheds thereby enhancing the setting of this former barn.

The use of glass as a contrasting material has the effect of ensuring that the proposed garage and stables still read as separate buildings, although they are attached. Overall it is considered that the proposal therefore complies with the relevant saved policies of the Local Plan and the relevant policies of the emerging Core Strategy.

In response to the condition on the previous permission relating to the storage and distribution of manure, appropriate details have been submitted with this current application. It is proposed that three composting bins will be provided at the rear of the stables building. These would each measure 1.5m x 1.5m and would be 1.2m high. They would be of timber construction and would have lids. The composting bins would give a minimum of 8 months of clean composting which would be suitable for use on gardens when used with red worms to break it down. The bins would be on a hard core base to allow liquids to soak away in the ground and strictly designed to prevent liquids from immediately entering any watercourse or drain. The proposal complies with the standard advice of the Environment Agency relating to the storage and distribution of manure resulting from equestrian use.

---

**RECOMMENDATION:** That conditional planning permission be granted.