

# PLANNING STATEMENT

SITE: LOUDSIDE COTTAGE, BACK LANE, CHIPPING, PRESTON PR3 2QA.

PROPOSAL: GLASS LINK EXTENSION WITH SEDUM ROOF, GARAGE, STABLE AND TACK ROOM

## SITE DESCRIPTION

Loudside Cottage is located approximately 1.5 km south of the village of Chipping. It comprises a semi-detached dwelling created from a former barn. Attached to Loudside Cottage is Loudside which is the original farmhouse which has been extended into the main part of the former barn. The front of the farmhouse faces south next to which is an original detached outbuilding. The wagon entrance to the former barn faces east onto an area of hardstanding which is used for parking and access. Loudside Cottage has detached timber sheds within the garden which is on the northern side of this group. Adjacent to the garden is a one acre field which is also in the applicants' ownership.

Access to Loudside Cottage is along the existing single track lane off Back Lane (Longridge Road). Loudside and Loudside Cottage are at the southern end of the lane. The lane is also a public footpath number 33a. At the end of the lane the footpath becomes number 30 and heads off across the fields to the west on the north side of the site.

The farmhouse, barn conversion, other buildings and gardens are surrounded by open grazing land. This area is designated as an Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local Plan (aRVDWLP).

## PROPOSED DEVELOPMENT

The application proposes a double garage with a study in the roof space, a stable and tack room and a glass link to the cottage (with a sedum roof) which creates additional living space. The area of hardstanding for vehicles and garden in front of the dwelling is to be redefined to reduce the amount of hard surfacing.

## ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal: Policy G1 – expects high standards of design quality.

Policy ENV1 – development in the AONB will be required to contribute to the conservation of the natural beauty of the area.

Policy H10-residential extensions.

The following elements of national policy are also relevant to the proposal. SPG Extensions and Alterations to Dwellings

## PLANNING HISTORY

3/1994/0782 Conversion of barn to form additional residential accommodation and two new self-contained residential units, approved. Amended plans show one additional dwelling rather than two.

3/2002/0526P Installation of three rooflights, approved.

3/2007/0338 Two rooflights one in the front and one in the rear elevation and making doorway into window, approved

3/2014/0164 Proposed garage and stables approved.

3/2014/0549/P Proposed glass link, garage and stables approved.

## EVALUATION

This present application is identical to application 3/2014/0549/P granted planning permission on the 15<sup>th</sup> October 2014 except that it includes a sedum roof to the glazed extension to link the garage to the house. As the development except for the sedum roof has been accepted by the Council we shall assess this proposal in relation to the effect of the addition of the roof to the scheme on the Area of Outstanding Natural Beauty and on this group of former farm buildings.

## CHARACTER

Loudside Cottage and Loudside was until the 1990's a working farm with the main 'farm yard' being to the west of the group in front of the wagon entrance to the barn. The aerial photograph shown in the previous applications was taken before the barns were converted and showed a modern farm building and animal pens to the east of the barn and to the north of the barn a timber shed. The yard area boundary was not clearly defined and equipment and materials were being stored around the edges of the yard. Boundaries around the fields and farm were marked by hedges and fences rather than walls. The main farm buildings constructed out of natural random stone with a blue slate roof. The setting of the farm group when approached from the lane to the farm prior to conversion would have been grass verges, a small out building on the west side before reaching the main farm buildings.

After the conversion the area of the former farm yard and the footprint of the former outbuildings have been left as a hardsurfaced area and covered in gravel. The proposed siting of the garage and stable echoes the pattern of development that existed historically at the site in terms of scale and location. The proposed garage and stable are set forward of the main eastern elevation of the barn. This echoes the positioning of the former outbuilding and extent of the farm yard that existed historically. Positioning the stable in line with the cattle grid strengthens the appearance of entering the former farm yard area.

The former farm yard area to the east of the barn now functions as residential curtilage, car parking area and vehicle access in an informal manner. It is proposed to formalise and separate out the various uses in the area in front of Loudside Cottage. This is to be achieved by extending the planted area immediately in front of the main entrance to Loudside Cottage in order to formalise the route for vehicles gaining access to Loudside and create privacy in front of this main elevation. A parking area remains in front of the proposed garage with a new path leading from it to the front door. The openness of the former farm yard is retained as these areas will be marked out through a change in the surfacing materials rather than by using high fencing or walls.

The Planning Officer in his Delegate Item File Report when considering the previous application agreed that position of the garage (5.7m away from the main building), its height to the ridge of 5.55m, attached to the stable at a height of 4.25m to the ridge ensures that the building would appear subservient to the main dwelling, and that the glazed link would maintain this subservient relationship to it. The question is: would adding a sedum roof detract from this relationship, or enhance the buildings when viewed from surrounding hills? The glazed link has a flat roof with a profiled fascia to minimize the impact of the well insulated roof and the sedum roof. This is considerably lower than both the garage and the stable. It is set back a significant distance from both the front and rear elevations of the main building. It is also set back from the front elevation of the garage. The rear elevations of the main house, the glazed link, garage and stables are all staggered, stepping forward each time. In terms of scale, positioning, height and footprint the glazed link remains subordinate to both the main house and the approved garage and stable.

### General Form and Shape

The Planning Officer confirmed that the general form, shape, roof pitch and size of the garage and stables reflects the scale of agricultural outbuildings such as stables, piggeries etc that are commonly found on farms in the locality and that the addition of the glazed link will not detract from the relationship of the proposed garage and stable to the main dwelling. As previously proposed the development will include the demolition of two existing unattractive timber sheds and this will lead to an enhancement to the setting of this former barn.

## Materials

The use of glass and sedum as contrasting materials for the proposed link between the stone and slate of the garage and the main dwelling is still key to the success of this scheme. The contrasting materials ensures that the proposed garage and stables still read as separate buildings although they are attached. This is also emphasized by the fact the footprint of each section, the link, the garage, the stables is staggered.

The proposed development will enhance the character of this group of former farm buildings through the careful positioning of the buildings on the site, the scale and size of the building and their general form shape and use of materials. The proposal therefore complies with policies G1, ENV3, H10 of the local plan and the guidance within the SPG.

## Public and private benefits

### Public benefits

#### Habitat

Although green roofs are not entirely similar to native landscapes, they attract a number of insects and birds. Native bees and honeybees enjoy the pollen from Sedum and Delosperma. Many butterfly species also frequent green roofs and ground nesting birds have been known to nest on them.

#### Aesthetics

As a tourist area frequented by walkers and air activity enthusiasts it is important that the building does not detract from the natural landscape of Chipping. Viewed from vantage points on Parlick Fell and Jeffery Hill or from the air, the roof will look more like garden or field and it will not produce solar glare which may otherwise detract from the surroundings.

#### Reduce rainwater run-off

Growing grasses and sedum on a roof reduces rainwater run-off significantly, by as much as 80%. The area of Chipping that Loudside Cottage is in frequently has surface water standing during wet months. This installation would therefore not add to this load.

#### Reduce CO2 emissions

In the UK, due to a glass structures solar gain, more energy is spent artificially cooling buildings in the summer, than heating them in the winter, the addition of a 'green roof' therefore reduces energy consumption and therefore reduces CO2 emissions.

Plants absorb carbon dioxide thereby making a contribution to national targets in relation to climate change.

## National policy

Encouraging green roofs in building design is consistent with a number of national policy documents.

■ Planning Policy Guidance Note 9 (PPG9), 'Nature Conservation' (1994)

provides advice on how nature conservation priorities can be reflected in land-use planning. One of the things it says is 'sensitive landscaping and planting, the creation, maintenance and management of landscape features important to wildlife' (see section 16).

■ Planning Policy Statement 9 (Draft PPS9), 'Biodiversity and Geology' Consultation Draft (2004) says 'development policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development' (see paragraph 1 (vii)).

■ The Biodiversity Strategy for England, 'Working with the Grain of Nature' (2002) -strongly encourages development that supports and improves wildlife habitats. It highlights how nature conservation is essential in creating long-term and successful urban communities in the built environment.

### **Private benefits**

#### **Lower energy costs**

Green roofs reduce the flow of heat into and out of the surfaces they cover therefore reducing the building's internal temperature during the summer months, reducing the need for air conditioning in the summer. As a result green roofs also reduce CO<sup>2</sup> emissions and cause lower energy costs for the applicant.

#### **Less need for curtains / blinds**

The installation of a green roof will mean that fewer curtains / blinds will have to be installed and solar glare will be lessened. This will mean the building is aesthetically 'cleaner' and less cluttered.

### **CONCLUSION**

The proposed garage, stable and glazed link has already been granted planning permission. The addition of the sedum roof will not detract from the character of this former agricultural building nor does it compromise the sensitive design and relationship of the approved outbuildings to the main dwelling. Overall the scheme will enhance the character of this group of buildings using a mixture of traditional and contemporary materials to respond to this rural setting. When viewed from close to or from a distance the distinction between the main building and the outbuildings will still be apparent. It successfully combines the agricultural character of the setting with the domestic requirements of this residential property. The design of the proposed buildings is appropriate to the setting within the AONB.

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