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Broadoaks, Northcote Road, Langho, Blackburn BB6 8BG

Householder planning application for the erection of a tool store and greenhouse, the retention of solar panels mounted on a pergola, and a summerhouse.



## Supporting Planning Statement

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**STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE ERECTION OF A TOOL STORE, A GREENHOUSE, THE RETENTION OF SOLAR PANELS MOUNTED ON A PERGOLA, AND A SUMMERHOUSE AT BROADOAKS, NORTHCOTE ROAD, LANGHO, BLACKBURN BB6 8BG**

**1 INTRODUCTION**

1.1 Broadoaks is a barn conversion to dwelling. The planning permission for the conversion to a dwelling was subject to a condition removing permitted development rights. Permission is sought for the erection of two new out-buildings - a tool store and a greenhouse. Permission is also sought in retrospect for the retention of a summerhouse and solar panel mounted on a pergola. The pergola has been in place on the site for more than 10 years. A lawful development certificate has been submitted in relation to the pergola.

1.2 The plans and information submitted with this application include:

5119-02 Existing site layout plans and elevations of buildings to be retained.  
5119-03A Existing and proposed plans and elevations tool store and greenhouse  
5119-04A Proposed layout  
Location plan 1:1250

**2 SITE DESCRIPTION.**

2.1 Broadoaks is a substantial two storey dwelling created as a barn conversion in the 1990's. Vehicle access to the site is from Northcote Road. Close to Broadoak to the north is Laycocks Farm the former farmhouse to the Laycocks Farm for which Broadoaks used to be the main barn. To the south is Ferns, a modern detached bungalow. All three have substantial gardens and a selection of domestic outbuildings. The garden areas to Laycocks Farm and Broadoaks extend between Northcote Road to the trees which bound Whalley Road A666.

2.2 The site is shown to be outside the settlement boundary of Langho on inset plan 16 of the Ribble Valley Districtwide Local Plan 1998. These settlement boundaries are out of date. Sheet 5 of the Housing and Economic Development DPD Proposals Map indicates that the settlement boundary in this area will change as planning permission has been granted for a large housing development close to the site on the west side of Northcote Road.

**3 ASSESSMENT**

3.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy, and the proposals maps of the Ribble Valley Local Plan. The following policies apply:

Policy DMG1- General Considerations  
Policy DMH5-Residential and curtilage extensions  
Policy DME5- Renewable energy

## 4 SITE HISTORY

Relevant planning history of the site

- 4.1 3/1990/0462 Conversion of barn to single dwelling at Laycocks Farm, Northcote Road, Langho approved 13<sup>th</sup> August 1990. <sup>1</sup>
- 4.2 3/1990/0823 Lean to conservatory at Laycock Barn, Northcote Road, Langho. Approved 23<sup>rd</sup> November 1990.

## 5 EVALUATION

- 5.1 The main issue regarding this application is whether the retention of the summer house and solar panels together with the erection of the tool store and greenhouse would have an adverse impact on the landscape or cause a loss of amenity to the adjacent neighbouring properties.
- 5.2 Laycocks Farm, Broadoaks and Ferns are situated on the east side of Northcote Road whilst on the western side are mid twentieth century detached and semi-detached houses which gives a suburban character to the street scene. The rear garden of Broadoaks is not visible from Northcote Road, it is screened from view by a stone wall and solid timber gates at the side of the house and parallel to the road. The rear garden is screened from public view by the substantial belt of trees which line the edge of Whalley Road. The rear garden of Broadfield is not prominent in the landscape. The buildings at Broadoaks are well grouped see photographs 1.



1. Current view of Broadoaks from the east

- 5.3 Condition 2 of planning permission 3/1990/0462 removed permitted development rights for any development within the curtilage as defined in a schedule 2 Part 1 Classes A-H. This includes extensions to the house, alterations to the roof, porches and buildings or enclosures within the garden. The curtilage of the dwelling was clearly annotated on the approved drawing and all of the development proposed in this application is within that curtilage. The

<sup>1</sup> Appendix 1 Decision notice 3/1990/0462P

development requires permission only because permitted development rights have been removed.

- 5.4 The dwellings to either side of Broadoaks have domestic outbuildings in their rear garden with significant buildings positioned close to the boundary with Broadoaks. Ferns has a large timber shed adjacent to the joint boundary positioned to the rear of the summerhouse at Broadoaks. There is an aluminium framed greenhouse in the garden of Ferns close to the proposed position of the greenhouse at Broadoaks. Laycock Farm recently had planning permission granted for a replacement garage in the rear garden measuring 5.6m by 11.5m which is positioned immediately adjacent to the Broadoak's northern boundary. The Officer in his delegated report reference 3/2014/0078 commented *"the proposed development would be detached from the existing dwelling and situated within a large curtilage area. I am however satisfied that the proposed development would appear subservient to the existing dwelling. In addition to this I am also satisfied that it would have a limited impact on the character setting of the street scene"*.<sup>2</sup>
- 5.5 The summer house is it proposed to retain measures 4.897m by 4.03m and has a maximum height of 3.35m. The walls are finished with horizontal timber boards with a natural finish and the roof is clad in black felt shingles. The windows and doors are timber. It is surrounded by timber decking and a stainless steel and glass balustrade. The scale of the building is similar to the neighbours' shed which stands to the south of the summer house. The building is subservient to Broadoaks and is closely grouped with the main dwelling and its neighbour. The position of the summer house does not adversely impact on the residential amenities or enjoyment of the neighbours garden at Ferns.



2 Summer house

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<sup>2</sup> Appendix 2 Delegated File report 4/2014/0078

- 5.6 The pergola which is to the east of the summer house is constructed out of beams which are thought to have been taken from the main building when it was being converted to dwelling. We have submitted a lawful development certificate for that structure excluding the solar panels and the alteration to the pergola required to accommodate the solar panels. The structure is light weight, being open on all sides and consists of 8 posts with horizontal beams in between. The 'roof' of the pergola has been adapted to accommodate 10 solar panels. The structure has an overall measurement of 3.1m by 10.4m and to its highest point measures 2.892m. The introduction of the solar equipment to the top of the pergola and the pergola itself have minimal impact on the landscape as they are seen against the backdrop to the landscaped garden area and domestic curtilage of Broadoaks. Policy DME4 also requires the benefits of renewable energy to be taken into account in the planning decision-making process. The solar panels are a 3.9kW solar photovoltaic system a set within aluminium frames. They provide a saving on household energy bills of about £500 per year and in addition provide a feed in tariff payment of £400<sup>3</sup>.



3 Pergola adapted to support solar panels.

- 5.7 The proposed tool store and log store will replace an existing timber coal shed. The tools store will be attached to the dwelling. The tool store measures 5m by 2.2m and has a mono-pitched roof. The eaves line is 2m whilst the ridge is 2.63m. The walls are proposed in stone and the roof in natural stone slate. The rear of the proposed store will be next to the joint boundary. This will be adjacent to the neighbours' driveway leading to their garage. There is sufficient distance between the store and the rear windows of the neighbours' house for there not to be any loss of light or overbearing effect. This small extension to the barn conversion replacing an existing structure is in keeping with the design of the host building. It will appear simple and functional reflecting the rural character of this building.

<sup>3</sup> Appendix 3. Details of solar panel system. Energy performance certificate extract. Reduction in energy usage graph.  
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4 Location of proposed tool store

- 5.8 The proposed greenhouse measures 2.3m by 4.6m and is also a mono-pitched structure. The walls are to be constructed in stone with a large window in the main wall and a glazed roof. It is to be positioned opposite to the southern gable of the dwelling. It will not be particularly visible in the street scene being small in size and screened by existing walls and planting. It is not in a position which would cause a loss of amenity to the neighbouring property Ferns.



5 Location of proposed greenhouse

- 5.9 The proposed retention of the summerhouse, solar panels mounted on the pergola, and the erection of the tool store and greenhouse fully complies with the requirements of policy DMG1: General considerations and policy DMH5 residential and curtilage extensions being of a high standard of design, sympathetic to the design and layout of the existing buildings on and around the site ,and proposing only a modest level of accommodation.

## **6 CONCLUSION**

- 6.1 Planning permission is required for the proposed development because permitted development rights were removed by a condition on the original planning permission for the dwelling. The proposed outbuildings are modest in size and have not greater impact on the landscape than the garage that was recently approved at Laycock Farm. We have demonstrated that the existing development which it is proposed to retain, and the proposed outbuildings will not harm the character of the area and will appear subservient to the main dwelling. The provision of the solar panels also contributes positively to renewable energy.

### **Appendices**

Appendix 1 Decision notice 3/1990/0462P

Appendix 2 Delegated File report 4/2014/0078

Appendix 3. Details of solar panel system. Energy performance certificate extract. Reduction in energy usage graph.



# Planning permission

Name and address of applicant

Name and address of agent (if any)

Mr B Keegan  
Broad Lea  
Ribchester Road  
Clayton-le-Dale  
BB1 9EE

## Part I — Particulars of application

Date of application: 18 June 1990

Application no. 3/90/0462/P

Particulars and location of development:

**CONVERSION OF BARN TO SINGLE DWELLING AT LAYCOCK FARM BARN, NORTHCOTE ROAD, LANGHO**

## Part II — Particulars of decision

The Ribble Valley Borough Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
  1. This permission shall relate to proposal as amended by plans received from the applicant on the 9 August 1990.
  2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to E shall not be carried out without the formal consent of the Local Planning Authority.
3. The gateposts erected at the vehicular access shall be positioned 5m (16') behind the nearside edge of the carriageway and visibility splay fences or walls to the satisfaction of the Local Planning Authority shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 30° to the centre line of the access. The gates shall open away from the highway.  
Should the access remain ungated 30° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

PTO ...

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 13 August 1990

DIRECTOR OF DEVELOPMENT AND CLIENT SERVICES  
Church Walk,  
Clitheroe BB7 2RA.



Signed

Director of Development and Client Services.

*Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.*


4. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5m into the site shall be appropriately paved in permanent construction to the satisfaction of the Local Planning Authority before the access is used for vehicular purposes.

**CONDITIONS:**

1. For the avoidance of doubt since the proposal has been the subject of agreed amendments.
2. In order that the Local Planning Authority shall retain effective control over development.
3. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
4. To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

**NOTE:**

Under the Highways Act 1980 Section 184, the County Council as Highway Authority may specify works to be done for the construction, improvement or alteration of a vehicular crossing across the grass verge or footway of a county road where this may be necessary as the result of carrying out development. The County Surveyor will provide a specification and quotation of the cost of these works if such a crossing is required and the developer should contact the County Surveyor by letter, quoting the planning application number. It should be noted that only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. It is likely that a righting column will have to be moved and a manhole re-enforced or moved as part of the work required by the County Council in a vehicle crossing of the verge.



1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 34 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Ingate House, Houlton Street, Bristol BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise the power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

Ribble Valley Borough Council

**DELEGATED ITEM FILE REPORT - APPROVAL**

Ref: MB

<b>Application No:</b>	3/2014/0078
<b>Development Proposed:</b>	Demolish existing garage and store. Construct new garage and store at Laycock Farm, Northcote Road, Langho.

**CONSULTATIONS: Parish/Town Council**

Parish Council: No representations have been received.

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

County Surveyor (Highways): No objections on highway grounds.

**CONSULTATIONS: Additional Representations.**

No representations have been received.

**RELEVANT POLICIES:**

Ribble Valley Districtwide Local Plan:

G1 – Development Control.

H10 – Residential Extensions.

SPG Extensions and Alterations.

Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft):

DMG1 – General Considerations.

DMH5 – Residential and Curtilage Extensions.

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

This application seeks consent for the demolition of an existing garage and store and the erection of a replacement garage and store at Laycock Farm.

The existing garage and store are currently separate structures that are grouped in close proximity to one another. The proposed development would result in one continuous structure being erected.

The proposed development is to measure 5.6m x 11.5m, being built to an eaves height of 2.5m and an overall ridge height of 3.9m. The development is to be constructed from rendered elevations with stone quoin detailing. The roof is to be hipped and tiled with concrete tiles to match those used in the existing dwelling. At the western end of the proposed development there will be an overhanging roof detail, created through the continuation of the proposed roof beyond the extent of the proposed building. This will in effect create a carport type structure.

The proposed development would replace the existing timber clad garage building and shed/store structures that are beginning to show their age.

The key considerations in the determination of this application are; the impact of the proposed development upon the character, setting and visual amenities of the existing dwelling and the wider built environment and the impact, if any, the development will have upon the residential amenity of the area.

In terms of scale and location the proposed development would occupy land that would be

vacated following the demolition of the current garage and store. The scale and extent of built form would be broadly consistent with the present arrangements. The structure would however appear to have a greater permanence than the current arrangement owing to the construction materials.

The proposed development would be detached from the existing dwelling and situated within a large curtilage area. I am however satisfied that the proposed development would appear subservient to the existing dwelling. In addition to this I am also satisfied that it would have a limited impact upon the character and setting of the streetscene.

The County Surveyor has confirmed that there are no objections to the proposed development on highways grounds. The development should not result in additional demand for parking being created nor should it result in vehicles being displaced from the site onto the public highway for parking. It was noted during my site visit that the property benefits from a driveway and a forecourt area to the rear of the property adjacent to the site of the existing and the proposed garaging.

The existing curtilage area is enclosed by mature trees and hedging and there also sections of close boarded fencing. As such I am satisfied that the proposed development will not have any adverse impact upon the residential amenity of the area. It would not result in development that directly overlooks or overshadows a neighbouring property. Nor would it result in a significant loss of natural light to a neighbouring property.

Having considered the submitted details I am satisfied that the proposed development would not adversely harm the character, setting or visual amenity of the existing dwelling or that of the wider built environment. In addition to this I am also satisfied that the proposed development would not adversely harm the residential amenity of the area. I therefore see no material objections to the granting of this permission and recommend accordingly.

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**SUMMARY OF REASONS FOR APPROVAL:**

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

**RECOMMENDATION:** That conditional planning consent is granted.

### Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Increase loft insulation to 270 mm	£47	D 56	D 59
2 Low energy lighting for all fixed outlets	£96	D 59	D 60
<b>Sub-total</b>	<b>£143</b>		
<b>Higher cost measures (over £500)</b>			
3 Replace boiler with Band A condensing boiler	£244	D 65	D 68
<b>Total</b>	<b>£387</b>		
<b>Potential energy efficiency rating</b>		<b>D 65</b>	
Potential environmental impact (CO <sub>2</sub> ) rating		D 68	

### Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

4 Solar photovoltaic panels, 2.5 kWp	£150	C 70	C 72
<b>Enhanced energy efficiency rating</b>		<b>C 70</b>	
Enhanced environmental impact (CO <sub>2</sub> ) rating		C 72	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.



