



JUDITH DOUGLAS TOWN PLANNING LIMITED

Barnsteads Barn, Waddington Road, West Bradford BB7 4SX



Proposed garden room, shed, entrance gates, landscaping and minor alterations to dwelling (part retrospective).

Planning Statement

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1.0 INTRODUCTION
















- 1.1 This planning application advice request has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant Mr Lord for the alterations to an existing out building to create a garden room, the erection of a shed, landscaping, minor alterations to the barn conversion and alterations to the vehicle entrance including new gate piers and gates. Part of the work has already commenced and so the application is part retrospective. Barnsteads Barn was granted planning permission to be converted from an agricultural barn to a dwelling in the 2000 reference 3/99/0447P. Conditions attached to the permission removed permitted development rights for future alterations and extensions including work within the curtilage of the dwelling. This is the reason that planning permission is now sought.
- 1.2 The application should be read in conjunction with:
- 2329.E.01 Existing Site Plan
 - 2329.E.02a Existing elevations
 - 2329.E.03 Existing garage outbuilding
 - OS.01-OS Location Plan
 - 2329.P.01c Proposed Site Plan - External Works Overview Key Plan
 - 2329.P.02c Proposed Elevations and Part Ground Floor Plan
 - 2329.P.03c Proposed Site Plan - External Works
 - 2329.P.04b Proposed Hard Landscaping to Rear Yard Area
 - 2329.P.05b Proposed Garden Room
 - 2329.P.07 Proposed New Entrance Gates and Walls
 - 2329.P.08 Existing Double Garage Plan and Elevation
- 1.3 This Statement will describe the site and surroundings and the planning history of the development of the site. The proposed development being proposed will be described and the relevant planning policies will then be discussed.

2.0 SITE AND SURROUNDINGS

- 2.1 Barnsteads Barn is in West Bradford on the south side of Waddington Road at the western end of the village. It is the last property on the left-hand side of the road as you leave the village towards Waddington. The land slopes down towards West Bradford Brook from south to north so that the Barnsteads Barn and its garden area are slightly higher than the road. To the south of the Barnsteads Barn is Barnsteads Farm and to the east is the Three Millstones Inn and newly constructed guest accommodation. Barnsteads Barn, Barnsteads Farm and Three Millstones Inn are surrounded by open fields to the south used for grazing. The site is

shown to be within a settlement adjacent to the open countryside in the adopted Ribble Valley Districtwide Local Plan whilst the area to the north of Waddington Road is designated as an Area of Outstanding Natural Beauty policy EN2. The settlement boundary in the adopted plan was drawn up before the barn was converted and is positioned close to the buildings. The settlement boundary policy DS1 has been revised in the draft proposals maps to include the curtilage of Barnsteads Barn within the village. See figure 1 below. The Draft proposals maps also indicates that the site is within a local geodiversity heritage site policy EN4

Key

-  Borough Boundary
-  Inset Map Boundary
-  Draft Settlement Boundary DS1
-  Clitheroe Principal Shopping Frontage DMR1
-  Committed Housing Site DS1
-  Main Centre Boundary DMR1/DMR2
-  Proposed Clitheroe Market Re-Development Site
-  Standen Strategic Development Site DS1
-  Committed Employment Sites DMB1
-  Existing Employment Area DMB1
-  Ancient Woodland DME1
-  Area of Outstanding Natural Beauty (AONB) EN2
-  County Biological Heritage Site DME3
-  Existing Open Space DMB4
-  Local Geodiversity Heritage Site EN4
-  Local Nature Reserve DME3
-  Site of Special Scientific Interest DME3
-  Conservation Area DME4
-  Historic Park and Garden DME4
-  Scheduled Ancient Monument DME4
-  Flood Risk Area (Flood Zone 2) DME6
-  Minerals Safeguarding Area EN3
- EN2** Open Countryside EN2

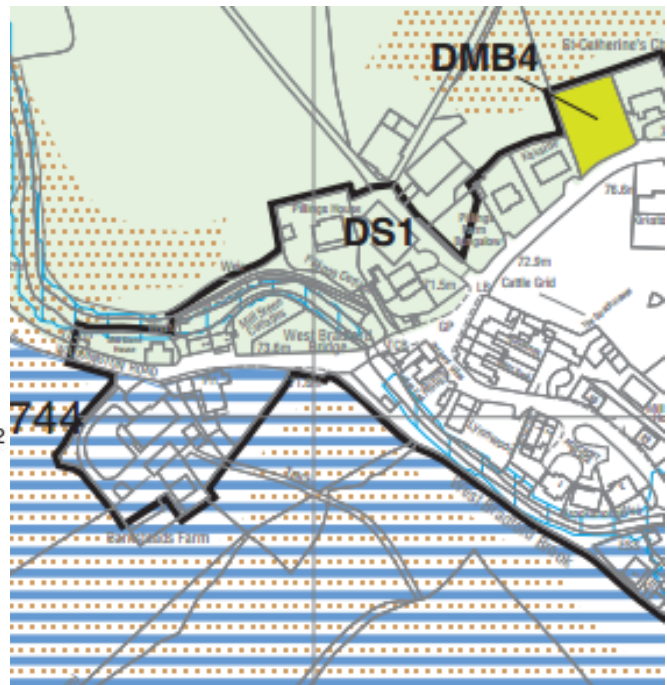


Fig 1 Extract from Sheet 4 Draft proposals map.

2.2 The existing property is a two-storey stone built barn conversion dwelling, with a detached single storey garage and outbuilding. The front of the barn faces north-west and vehicle

access is directly off Waddington Road. There is one public footpath across the fields to the south of the site. West Bradford does not have a conservation area and the property is outside the known flood zone. The Three Mill Stones is a listed building.

3.0 PLANNING SITE HISTORY

- 3.1 3/99/0447P Change of use of barn to dwelling house with erection of detached garage to Barnsteads farmhouse. Approved 28 January 2000.

4 THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy and the proposals map of the Ribble Valley Local Plan.

Key Statement EN5: Heritage Assets

Policy DMG1- General Considerations

Policy DME2 - Landscape and Townscape protection

Policy DME4- Protecting Heritage Assets.

5 PRE-APPLICATION ADVICE

- 5.1 Pre-application advice was sought from the Council and received on the 31st Jan 2017 reference ENQ/00184. This covered the proposed garden room, shed, fencing and entrance gates as well as alterations to opening within the barn conversion and landscaping of the site. This clarified those elements of the scheme which were considered to be acceptable including the garden room, fencing, alterations to a patio door opening and some of the landscaping. The pre-application advice is a collaborative process. The Planning Officer highlighted areas of concern and potential improvements to the scheme, these have been responded to positively by omitting some elements and the re-design of others. This includes the design of the entrance gates, walls, and associated landscaping and the position of the proposed shed.

6 EVALUATION

- 6.1 The main planning issues are whether the proposed building alterations and hard landscaping affect the character of the building, the setting of the neighbouring listed building and the visual qualities of the area generally.
- 6.2 The history of the site is relevant to the application and to understanding the submitted plans. The barn conversion was granted planning permission in 2000. The conversion was carried out in the main in accordance with the approved plans however, some alterations to the

scheme were made in relation to window positions and materials. The submitted existing plans prefix 'E' E01, E02a and E03 indicate the appearance of the site as it was after the building was converted and before the recent unauthorised works were carried out. These do not exactly correspond to the drawings approved in 2000 but were carried out, and completed, more than 10 years ago. The proposed plans prefix 'P' shows the unauthorised works which have been carried for which retrospective consent is sought, and proposed work. The various areas of work will now be considered.

Alterations to the vehicle entrance

- 6.3 The vehicle entrance serves the barn conversion and the original farmhouse. It was designed and approved under planning permission 3/99/0447P the arrangement was implemented and has been in existence since the barn conversion was carried out. The applicant proposes alterations to the vehicle entrance to improve its appearance, driver visibility and to improve security. The google street view images below show how the entrance looked before the recent work was carried out. After pre-application discussions with the Council the applicant has decided to remove the recently erected blockwork pillars in favour stone gate pillars with timber gates. See drawing P.07
- 6.4 The original entrance was gated with an area in front of the gates so that vehicles could draw clear of the road before opening the gates. There was a hard standing inside the gates in front of the dwelling and the driveway swept round the garden to the rear of the property and to Barnsteads Farm. The garden of Barnsteads Barn was separated from the field by a post and rail fence. The edge of the garden was denoted by a stone wall.
- 6.5 At the entrance, there was gravel on the left-hand side of the stone cobbles on the right-hand side was an area plated with shrubs. The front garden was mainly lawn with a few trees and shrubs together with stone sculptures. (Please note that the google street view photographs 1 and 2 are taken from an elevated position). This arrangement had been in place since the barn was first converted with the boundary of the garden having been marked out by fencing to separate it from the field. This is clearly shown on google aerial photographs including the aerial photograph 3 shown here from 2003.



1 Google street view



2 Google street view



3 Google earth image 2003.

- 6.6 The proposal is to retain the existing dry stone wall along the edge of the carriageway, except at the right-hand side of the entrance where a small section is to be removed to widen the mouth of the access and to provide an area of gravel at either side of the cobbles to improve manoeuvring for vehicles. A new drystone wall is to be built at the edge of the field with a step down in front to the road to allow an area of grass at the side of the entrance to be created at a lower level increasing visibility for drivers. The new wall on the right-hand side of the entrance is to match the drystone wall on the left-hand side of the entrance. The walls increase in height toward the entrance gates. These walls terminate at two stone gate piers 1.56m high which support a 1.4m high sliding electric automatic timber gate.
- 6.7 The materials used in the alterations to the entrance are all natural materials commonly found in the area. The stone walls are to be topped with coping stones laid on edge to match the traditional construction methods of stone walls elsewhere in the village. This ensures that the alterations retain and rural rather than an urban appearance. They preserved the visual qualities of the rural landscape and the setting of the listed building the Three Millstones Inn.

6.8 Stone boundary walls are a strong feature in the village of West Bradford and the roads leading into and out of the village. The village green see photograph 4 below has a series of boundary walls with triangular coping stones to the high boundary garden wall to Pillings Cottage. There are stone boundary walls at the edge of the carriageway along Waddington Road from Clitheroe Road towards the site on both sides of the road. These are high stonewalls to the field on the southern side and act as a retaining wall to the garden of 1 Mill Stone Cottage where is it topped by an evergreen hedge. These walls give a sense of enclosure to Waddington Road as it approaches Three Mill Stones and Mill Stones Cottages which are themselves close to the road. This continues past the application site where Mill Stone House and its high perimeter wall stands opposite the entrance to Barnsteads Barn. The proposed alterations to the boundary walls will not appear out of place in this context. The proposal meets the requirements of policy DME2: Landscape and townscape protection which requires landscape feature such as traditional stone walls to be protected, and townscape elements such as the scale, form and materials that contribute to the characteristics of the townscape to be respected.



4 Village green towards Pillings Cottage source google street view



5 Waddington Road towards Three Mills Stones looking west source google street view



6 Waddington Road towards Three Mills Stones looking east source google street view

Garden Buildings

6.9 At the rear of the dwelling is a garage building and a storage building both single storey. These buildings are at the centre of the group of buildings at Barnsteads and are not visible outside of the site. Barnsteads Barn, Barnsteads Farm and Three Millstone all have outbuildings in the centre of this group. It is proposed to adapt the storage building to a garden room introducing a glazing to the two elevations which face the garden and retaining and re-rendering the remaining existing walls (which are boundary walls). The pre-application advice noted that the materials and design of the proposed garden room reflect the appearance of the detached holiday-let/hotel accommodation recently approved next door at the Three Millstones reference 3/2014/0614. The size of the building is not to be increased, and it is

well screened by the surrounding buildings. This will have no effect on the privacy of the neighbours.

- 6.10 It is proposed to retain the recent alterations to the garage building at the rear of the barn conversion see drawing P.08. A second garage door is proposed. The openings are deeply recessed and the colour of the doors and frames help them recede and the simple form of the building to be enhanced. See photograph 7



7 Garage building.

- 6.11 A modest garden shed is proposed adjacent to the gable of the barn conversion. It is positioned so that it is not prominent in relation to the white end gable wall of the Three Millstones as requested in pre-application advice. The shed is modest in size and height. The position of these structures within the private side and rear garden of Barnsteads Barns, amongst the neighbouring outbuilding and surrounded by the larger and taller main structures ensure that there will be no impact on the character of the area, the character of the buildings or the setting of the listed building. The proposal accords with the requirement of policy EN5 and DME4 which seek to protect heritage assets and their settings and the requirements of DMH5 and DMG1 which require a high standard of design and the protection of neighbour amenity.

Garden Landscaping and boundary treatments

- 6.12 The post and rail fence around the edge of the curtilage has been removed to allow the lawn in the front garden to blend into the field and visually read as one. This is a significant visual enhancement. The landscape and the garden merge into each other rather than the abrupt halt created by the post and rail fence. Fencing is proposed along the boundary wall between Barnsteads and Three Millstones Inn. Pre-application advice confirmed that this is acceptable as it will not be visually prominent. No fencing is proposed adjacent to the gable wall of the listed building. We note that similar fencing has been used around the holiday accommodation at Three Millstones Inn.
- 6.13 A hard landscaping scheme is proposed for the private area at the rear of the dwelling. This area as previously described is totally enclosed and there are no public views of it. The surfacing materials include power-floated concrete, wood decking and artificial grass and are stepped at different levels to create interest. There are no high-level features and the area will not be visible from the surrounding properties or from public vantage points. This ensures that there will be no impact on the character of the area, the character of the buildings or the setting of the listed building. As small area of low key landscaping is proposed between the parking area and the road at the front of the building. This is a series of grass steps or terraces edged with timber boarding and an areas of low shrub planting at the back of the retaining wall to the entrance area and road boundary wall. This is close to the dwelling and wholly appropriate in this context. The edge of the lawn around the perimeter path and proposed patio on the south west side of the dwelling is to delineated with a small retaining wall finished in a dark grey render. The position, colour and finish of the walls are designed to recede into the landscape and be unobtrusive. Pre-application discussions indicated that these works are acceptable.

Alterations to the dwelling

- 6.14 No alterations are proposed to the front elevation or the north-east gable of the barn conversion which faces the Three Millstones. On the south west gable an existing arched head patio door opening is to be increased slightly in width and the head squared off, with simple doors inserted. This will have a neutral visual impact. The proposed square stone surround to the proposed patio door is more simple in form and more suited to the simple functional character of the building. This elevation of the building is particularly exposed to the weather and the wind. The applicant has experienced great difficulty with the current wooden frames and previous wooden frames which tend to warp, have a poor seal and have

to be replaced more regularly than normal. Aluminium frames are proposed to overcome this issue. Their appearance will not be considerably different to wooden frames. On the rear elevation, timber frames doors or a rather domestic appearance are to be replaced with simple glazed doors which will be a visual improvement.

Colour palette and materials

- 6.15 The applicant has chosen a dark grey paint for the windows and doors in the barn conversion. The doors and window frames are deeply inset within the openings which serves to emphasise the original openings. The use of a dark colour for the window frames helps the frames to recede and allows the stonework to come to the fore visually. The mixture of stone walls and grey render walls within the garden provides a low key and restrained scheme which enhances the setting of the barn conversion.

Activity areas

- 6.16 The 'active' areas of the curtilage which will be used for relaxing, bbq's and sitting out with the associated domestic paraphernalia are located in private areas at the rear of the dwelling and adjacent to the southern western gable of the dwelling out of public view. This allows the garden areas which are visible in the public realm and within the landscape to be low key, mainly lawn, accommodating the driveway and parking area. There is no longer a hard 'edge' of the garden to the field as the post and rail fence has been removed. This has softened the appearance of the garden and allows it to better blend into the landscape.

7 CONCLUSION

- 7.1 Barnsteads Barn is located in the village of West Bradford within a group of buildings including Barnsteads Farm (a dwelling), Three Mill Stones Inn and holiday accommodation. The proposed alterations require planning permission because permitted development rights were removed. Works of this type would normally be permitted development. The proposed alterations to the entrance improve the appearance and setting of the barn, improve privacy and highway safety. The proposed landscaping for domestic activities, alteration to the outbuilding and the provision of the garden shed are all well screened. The landscaping in the front garden enhances the appearance of building. This barn conversion is within the context of a rural village on the point of transition to open countryside. The domestic character areas of the garden have been gathered close to the building, with the more informal edge blending into the field. It is a well thought-out, carefully designed scheme which enhances the buildings and respects the neighbouring buildings and landscape. The scheme fully

accords with the requirements of Core Strategy policies DMG1, EN5, DME2, DMH4 and DMH5.