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Reference PWA\_16-262

Dear Sirs

**ABBOT BARN FARM, BLACK HOUSE LANE, CHIPPING, PRESTON PR3 2NR  
HOUSEHOLDER PLANNING APPLICATION FOR ALTERATIONS TO ROOF**

PWA Planning has today submitted a householder planning application, via the Planning Portal, related to works to the above dwellinghouse, which is in the process of undergoing renovation, alteration and repair.

The works relate to the following changes to the existing dwelling :-

- i) Increase to the eaves and ridge height;
- ii) Replacement roof covering;
- iii) Installation of roof lights;
- iv) Remodelling of an existing chimney stack.

As the works have been almost fully completed, the application is retrospective in nature, however the works are considered to be entirely appropriate and acceptable and consistent with relevant planning policy and as such there is no reason that retrospective planning permission ought not to be granted.

The application is supported by existing and proposed plans and elevations showing the changes to the exterior of the building that have recently occurred. For the avoidance of doubt, the plans also show other recent minor external changes to the dwelling which have occurred, or will occur, as works permitted under the Town and Country Planning (General Permitted Development) Order, some of which have been the subject of a recent lawful use application (3/2016/1205 refers).

Turning to the works that have occurred and which require express planning permission, these are described above and relate to an increase in the level of the eaves of the dwelling, resulting from the build-up of the stonework and the re-setting of the level of the wall-plate, together with an increase in the pitch of the roof with a resultant increase in the ridge height.

At the outset of the renovation, it was clear that the property needed to be re-roofed so as to remove the heavy stone flags and replace with a more suitable roof covering, in this case slate. There was also a need to increase the useable space in the roof-space so as to make decent quality family living accommodation. This combination of circumstances led to the applicants taking the view that, in replacing the roof structure, they

would also take the opportunity to increase the pitch; this allows the slate to perform better, and the consequent increase in headroom helped to enhance the upper floor accommodation.

Regrettably the applicants did not consider the need for planning permission for these changes, which they had assumed were of such limited impact as to not necessitate a planning application. Upon learning of the breach of planning control, they immediately took steps to rectify the issue, culminating in the submission of this application.

In terms of the relevant policy considerations, the site lies with the Forest of Bowland AONB, where special protection is given to the protection of the natural beauty of the area.

Core Strategy Key Statement EN2 provides guidance on the manner in which the LPA will determine applications within AONB. It states that ...

**KEY STATEMENT EN2: LANDSCAPE**

*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*

The applicants purchased the run-down farm dwelling with a view to renovating it in a sympathetic manner to allow for it to be re-occupied. The dwelling was in a poor state of repair and its curtilage and associated land was also unsightly and poorly maintained. The applicants' efforts have been on maintaining as much of the external character and appearance of the property as practical, consistent with ensuring that they achieve a quality dwelling, capable of providing modern family accommodation. The changes to the roof-space, for which planning permission is now being sought, were an important part of this transformation and hence it can be said that the works (along with the general renovations) do contribute to the conservation of the natural beauty of the area, through the fact that they bring about a revitalisation of an existing and established dwelling, which has been a longstanding feature of the local landscape.

The extent to which the renovation has progressed and the quality of the workmanship and the sympathetic alterations are evident from the recent photographs of the building, which include changes to the roof.



Abbot Barn Farm – looking west and showing the new roof.  
Note the similarities in the roof of the recently converted barn in the background





Abbot Barn Farm – view looking north-west.



Abbot Barn Farm - looking east.

Moreover it is clear that the nature of the changes to the roof-space are relatively minor and certainly have no significant visual impact on the building or in the wider landscape setting. In addition, due to the effect of the separation and orientation of the dwelling from the converted former barn, which stands to the south, there will be no loss of amenity to the occupiers of that dwelling. In fact the alterations to the dwelling that are being undertaken are specifically designed to minimise any loss of amenity for either property.

It is therefore considered that the proposals, although related to works that have already been undertaken, would involve modest changes to the existing dwelling and which would, as part of the overall renovation of the property, bring about enhancements to the landscape and character of the area and hence accord with relevant policy requirements for the AONB.

We would therefore commend the application to the authority and would hope that planning permission can be granted, thereby regularising any breach of planning control.

In the meantime, should you require any further information or clarification please let me know.

Yours faithfully



**Paul Walton MRTPI**

Director

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