



JUDITH DOUGLAS TOWN PLANNING LIMITED

Wards Fold Farm, Abbott Brow, Mellor BB2 7HU



Demolition of existing annexe accommodation and replacement with new annexe accommodation.

Planning Statement

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1.0 INTRODUCTION

- 1.1 This householder planning application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs K Wilson for the replacement of an existing single storey extension used as annexe accommodation with a larger single storey extension also to be used as annexe accommodation.
- 1.2 The application should be read in conjunction with:
- TRI-1910-01 Existing Site layout
 - TRI-191002 Existing Floor Plan and Elevation
 - 5325-01C Proposed plans and Elevations
 - Site plan 1:500
 - Location Plan
 - Protected species survey
- 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 Wards Fold Farm is situated to the west of the terraced cottages 8-14 Abbotts Brow and this group is approximately 300m north of the village of Mellor. Abbotts Brow slopes downhill from Mellor towards Osbaldeston so that Ward Fold Farm is set on the hillside surrounded by fields. At the western end of the garden is a substantial belt of trees. A public footpath number 53 passes along the eastern boundary of the site
- 2.2 Wards Fold Farm appears to have originally comprised a farmhouse with an attached barn. The building has now been adapted to comprise one dwelling with a single storey addition for the current annexe accommodation situated at the northern end of the building facing downhill.
- 2.3 The area is designated as open countryside in the adopted Ribble Valley Districtwide Local Plan.

3.0 PLANNING SITE HISTORY

- 3.1 78/1043 Proposed extension of house onto adjoining barn and conversion of old stone stable into studio. Approved 12.10.78
- 85/0593 Proposed extension of existing dwelling into adjoining barn approved 28.186
- 86/0302 Conversion of outbuilding to form studio with link to main house approved 10.6.86

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.

Policy DMG1- General Considerations

Policy DME3 – Site and species protection and conservation

Policy DMH5 Residential and Curtilage extensions.

5 PRE-APPLICATION ADVICE

- 5.1 Pre-application advice was sought from the Council and provided on the 20th July 2016 reference RV/2016/ENQ/00099. This confirmed that the main relevant policy in the Core Strategy are Policy DMG1 and DMH5. It was confirmed that in principle an extension to the property would be acceptable under these policies. The design of the scheme put forward at that time was larger than now proposed and was considered to be disproportionate. The extension was attached to the existing annexe and projected to the rear of the dwelling by 21m. It was suggested that the extension be reduced in length. The applicant has taken careful note of the guidance provided in the advice and of the requirement for the extension to be in keeping with the existing dwelling, and to provide a modest level of accommodation.

6 EVALUATION

- 6.1 The main planning issues are whether the proposed extension is in keeping with character of the building and is proportionate to the size of the host building. In addition, whether the proposed development provides a modest level of accommodation and whether the arrangement of the extension is such that it is capable of integration into the main house when circumstances change.

Proportion scale

- 6.2 The planning history of the site is relevant to the application since the majority of the structures on the site date from the C19th century and the current annexe is an adaptation of a former outbuilding. The majority of the property is two storeys in height and is 22.3m long. The current annexe is single storey and projects a further 8.1m. The 'barn' part of the property is 12.2m deep and the current annexe varies in depth between 6.8m and 8m. The proposed annexe retains the same footprint as the current annexe but projects further into the rear garden of the property than the current annexe. In relation to the size of original buildings on the site, the former farmhouse, barn and outbuildings, the proposed addition to

the annexe accommodation is small scale. The increase in the projection of the annexe into the garden is 6.8m. The overall depth of the annexe is 14.8m. The extension appears modest in scale, and proportionate to the property. It appears subordinate and does not dominate the host building or the garden.



1 Rear elevation of former farmhouse and barn.



2 Front elevation of former farmhouse is stone

Character

- 6.3 Wards Fold Farm still retains much of its character as a farmhouse and barn. The front elevation has the original farmhouse as the south end next to which is the long catslide roof

of the former barn. The rear elevation of the building is set under one continuous roof plane. A number of new opening were introduced into the barn when it was converted into living accommodation and a balcony was added which have diluted the agricultural character of the building. The whole of the building is rendered and painted white except for the front elevation of the farmhouse which is stone.



3 Front elevation of former barn.

- 6.4 The current annexe accommodation is very domestic in scale and design. As the annexe is attached to the former barn our aim has been to create a replacement extension which is more agricultural in appearance and scale.



4 Front elevation of the current annexe,



5 Rear elevation of current annexe.

- 6.5 The rear elevation of the proposed extension has a single broad roof slope which echoes the long unbroken roof-slope of the former farmhouse and barn. See figure 1. The gable elevation of the annexe is also simple in form with simple irregularly spaced openings. See figure 2. The form and shape and appearance of the proposed annexe has a strong agricultural character.



Fig 1



6.15 The annexe accommodation is proposed to be clad in vertical cedar timber boarding, with the roof covered in corrugated metal panels to echo the materials used in modern agricultural buildings. The proposed windows will be within timber frames recessed behind the openings to give a 'frameless' and simple appearance. The scale of the annexe is agricultural in appearance rather than domestic. All windows and doors will be timber and timber frames with double glazed units. The introduction of new and contrasting materials on site helps to define the character of the building into former farmhouse, former barn and contemporary extension. The contemporary extension reflects the local vernacular and character of modern farm buildings and is appropriate to this rural location. The new extension reinforces the agricultural character of the former barn. This is an improvement on the existing annexe which detracts from the agricultural character of the former barn by being overtly domestic in appearance.

6.16 The current annexe accommodation was occupied by the Mrs Wilson's mother until her death. The proposed increase in size of the annexe accommodation is to provide accommodation for the applicants Mr and Mrs Wilson for their retirement and to allow their son, his wife and three children to occupy the main dwelling (they also have an adult daughter who may return to live with them). The rooms in the annexe are modest in size. The annexe accommodation is attached to the main dwelling and could be used as part of the dwelling in the future. Flexible family accommodation meeting the needs of an ageing population is likely to be in increased demand in the future. The provision of this type of accommodation adds to the range of housing types within the community meeting identified housing need.

- 6.17 There is adequate space within the existing curtilage of the property both to accommodate the extension and car parking. The garden areas will be shared.

Protected species

- 6.18 A bat survey was carried out in the 9th of June 2017. The report concludes that the demolition of the existing annexe accommodation will not impact on any bats. The report suggests the location and type of bats box which could be installed on the proposed annexe to promote bat habitat. The proposal complies with the requirements of policy DME3.

7 CONCLUSION

- 7.1 The proposed replacement annexe accommodation fully accords with the policies of the Core Strategy. The extension is designed to strengthen the agricultural character of this former farmhouse in form and materials. It is proportionate in size and scale to the main host dwelling and capable of future integration into the main dwelling when it is no longer required. As we have described the proposal accords with policies DMG1, and DMH5 and the protected species survey indicates that the proposed works will not harm protected species and is therefore compliant with policy DME3.