



JUDITH DOUGLAS TOWN PLANNING LIMITED

## Barnsteads Barn, Waddington Road, West Bradford BB7 4SX



Proposed glass lean-to extension and flue.

Planning Statement

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JDTPL0070

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## 1.0 INTRODUCTION

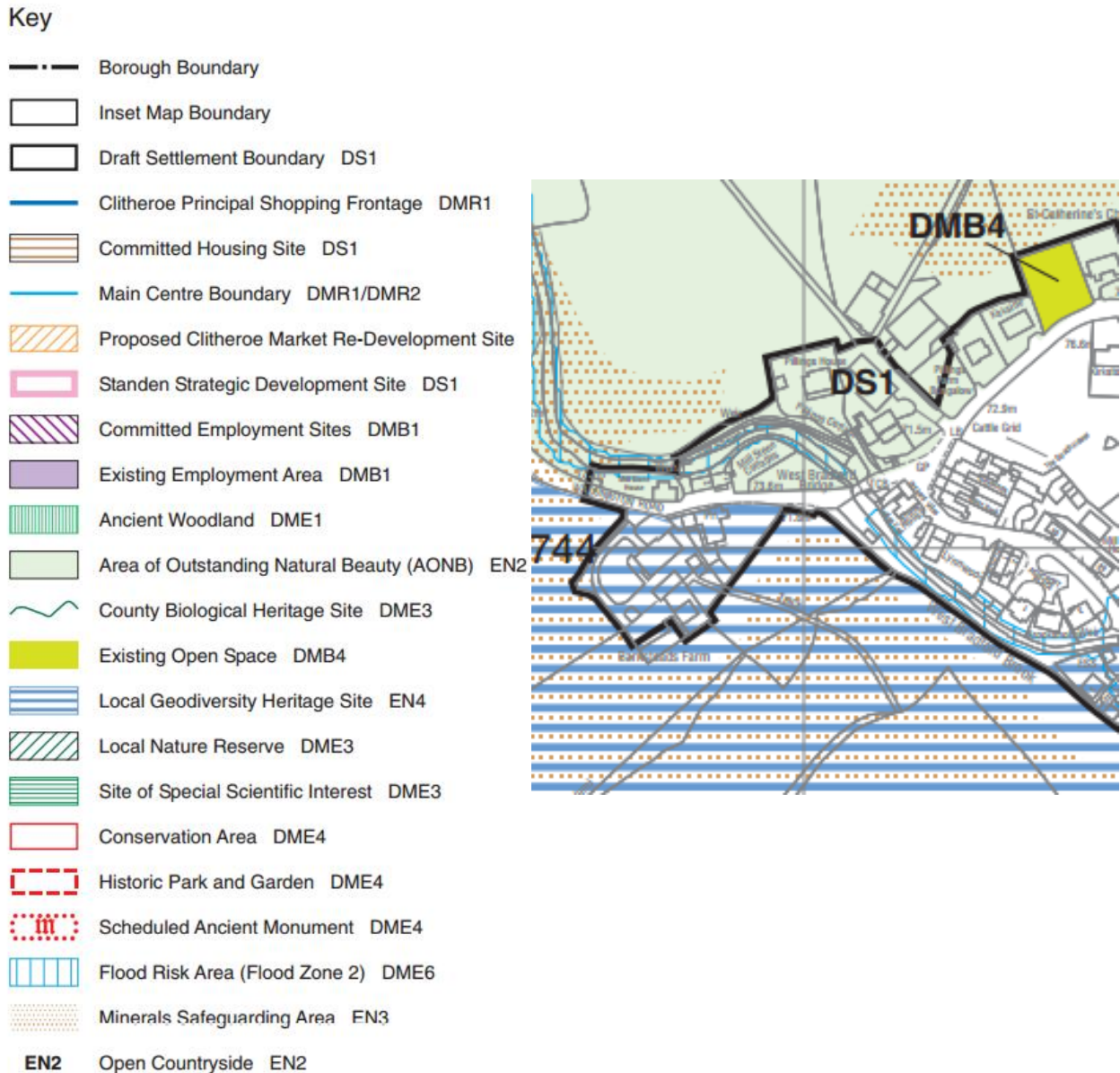
- 1.1 This householder planning application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant Mr Lord for a modest single storey glass lean-to extension to the barn conversion to create a garden room. Barnsteads Barn was granted planning permission to be converted from 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:
- OS.01a - OS Location Plan
  - P.09 - Existing Site Plan
  - P.10 - Proposed Plans and Elevations - Glass Garden Room Extension
  - P.11 - Proposed Site Plan
  - P.12 - Existing Elevations
- 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

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.
- 3.2 3/2017/0245 Proposed single storey extension to the rear, shed, entrance gates, walling landscaping and minor alterations to the building approved 2 May 2017.

### **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.

Policy DMH5- Residential and curtilage extensions

### **5 EVALUATION**

- 5.1 The main planning issues are whether the proposed lean-to extension displays a high standard of building design and is sympathetic to the character of the host building.

#### Character

- 5.2 Barnsteads Barn is a detached stone barn with the front elevation which contain the wagon entrance facing north west towards Waddington Road. The front elevation is characterised by the long roof which slopes done to the ground floor eaves level. The gable to which the proposed extension will be added faces away from the road. This gable already has a lean-to attached to it which is original to the building.
- 5.3 It is not uncommon for barns of this size to have simple lean-to extensions added to the gable by the farmer as extra space was required or as farming practices changed. The proposed extension follows the form, mass and proportions of extensions of traditional agricultural additions often seen in the area and part of the local vernacular. There is an example of this type of agricultural form of extension nearby in West Bradford at Pillings Farm.



Pillings Farm West Bradford. Lean-to addition on the gable of the main barn. Source google maps

- 5.4 By constructing the extension out of glass the addition is clearly a twenty-first century, but in form that reflects the agricultural character of the building. In taking this approach, the extension will reflect the agricultural character of the building and not detract from it.

Examples of this approach

- 5.5 This approach to the extension of a barn conversion has been accepted on other former farm buildings. These include Loudside Cottage Back Lane Chipping reference 3/2014/0549. The Planning Officer considering that application commented “In relation to general form and shape, the mono-pitched addition reflects the character of ancillary agricultural buildings and timber sheds attached to barns”. See Figure 1 below.

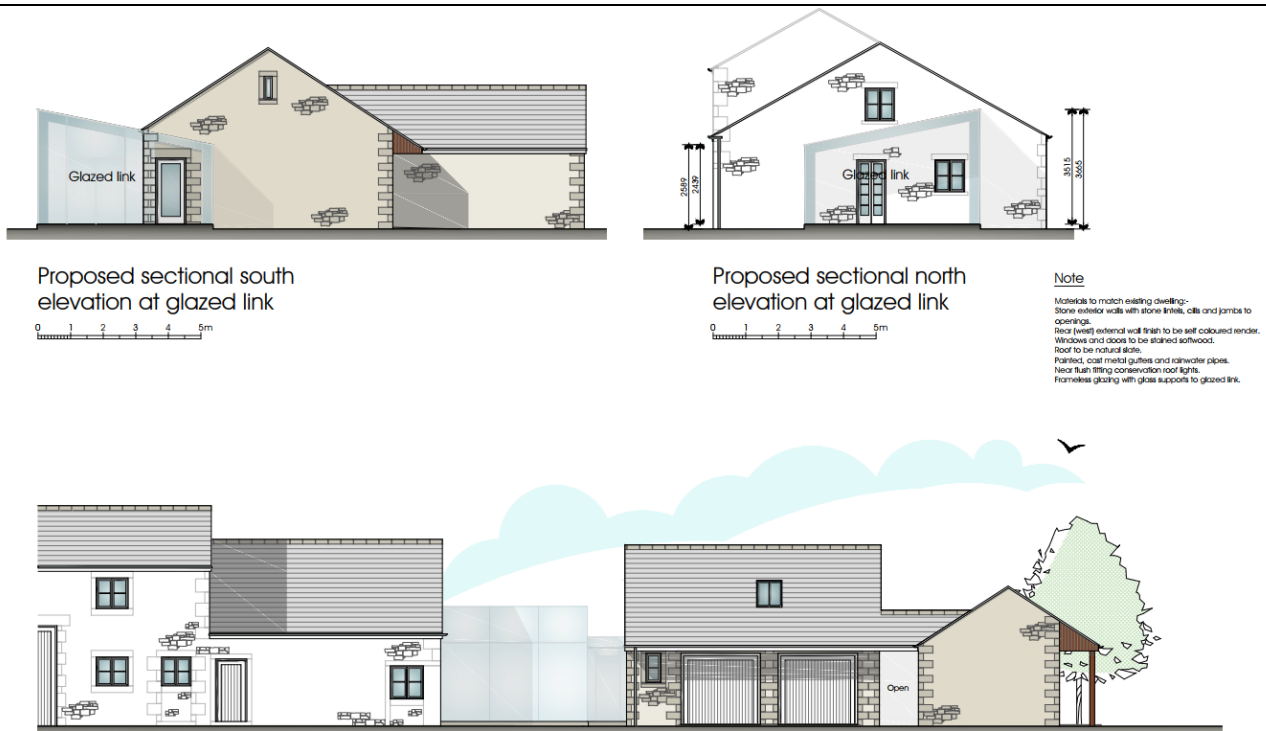


Fig 1. Glazed extension at Loudside Cottage (a barn conversion) approved reference 3/2014/0549

5.6 A lean-to extension with large areas of glazing was recently approved at The River House Balderstone. This also had an existing lean-to on the building refence 3/2015/1039. See figure 2.



Fig 2 Lean-to extension on the rear of The River House (a barn conversion) approved under 3/2015/1039.

5.7 Glazed additions have been allowed previously on other barn conversions including Bay Gate Barn in Bolton By Bowland. A large extension was added to the barn via a frameless glazed link reference 3/2013/0887 see figure 3 below. This demonstrates that the use of glass to provide extensions to barn conversions is acceptable.

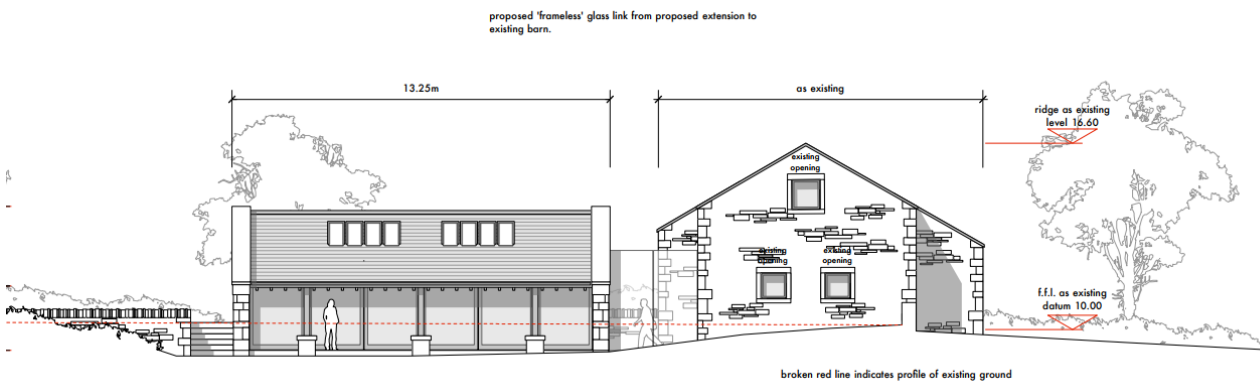


Fig 3 Bay Gate Barn Bolton By Bowland a glazed link is used to connect the barn to the extension. Reference 3/2013/0887

Design

5.8 The proposed extension is a single lean-to extension added as a continuation of the existing lean-to on this elevation. The overall measurements are 5.9m by 3.175m. The maximum height is 3.22m and to the eaves it is 2.235m. The extension is constructed entirely in glass held by powder coated aluminium frames. The existing French patio doors in the gable of the building will be removed and infilled with matching stone. The roof plane is slightly below the plane of the existing lean-to in order to allow a flashing at abutment. A multi-fuel stove flue is proposed on the gable. It is simple and functional in appearance.

Impact on landscape and visual amenity

5.9 The proposed extension is modest in size when compared to the mass of the main barn. As such the extension is not disproportionate nor does it dominate the principle or side elevation. The barn conversion is surrounded by rising land so that it appears nestled into the landscape and closely related to the farmhouse, public house and built form of the edge of the village. When viewed from public vantage point the extension will appear as a minor addition, agricultural in form wholly in character with these former farm buildings.

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Impact on heritage assets

5.10 The neighbouring property The Three Millstone is a listed building. The proposed development is on the opposite side of the building to the listed building and therefore not seen in direct context with the listed building. The barn conversion itself may be considered to be a non-designated heritage asset due to its age. The design of the extension preserves the agricultural character of the building and does not detract from it. There is no harm to the heritage significance of the listed building or the former barn.

## 6.0 CONCLUSION

6.1 The proposed lean-to glass extension is a high-quality design which reflects the agricultural character of the building. In terms of size, form, design and appearance it would share an acceptable relationship with the host property and the surrounding area in accordance with policies DMG1, DMH5 and DME2. As the development is on the south west side of the building it does not affect the setting of the neighbouring listed building and preserves the character of this non-designated heritage asset in accordance with policy DME4.