


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2018/1148	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08/01/19	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Demolition of existing conservatory and erection of a single storey rear extension
Site Address/Location:	Wolfen Lodge, Fish House Lane, Chipping, PR3 2GR

CONSULTATIONS:	Parish/Town Council
No comments received within Consultation Period	

CONSULTATIONS:	Additional Representations.
No representations received in respect of proposed development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN2 – Landscape
Key Statement EN4 – Biodiversity and Geodiversity
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage Extensions
Policy DME2 – Landscape & Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME4 – Protecting Heritage Assets
Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0245-Proposed side extension-Refused

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description:

Wolfen Lodge is a former agricultural barn approved for conversion in 1973 and extended with the introduction of a rear conservatory with a cat slide roof and a front porch in 2003. The application property is a two storey building constructed of natural stone and blue slate roof tiles and has a simple linear plan form which is a common feature of former agricultural buildings. The building is

set within a large residential curtilage with a sitting area and pond to the rear. The building is located in the Forest of Bowland AONB and Footpath 110 runs along the eastern boundary of the site.

Proposed Development:

Consent is sought for the demolition of the existing cat slide conservatory to the rear of the property and the erection of a larger cat slide extension to the rear of the property. The extension will have a rearward projection of approximately 6 metres and will have a width of 13.94 metres. The extension will have a cat slide roof measuring 2.6 metres at the eaves and 5.6metres in total height when meeting the eaves of the existing rear elevation. The extension will be constructed in random stone with stone quoins to the north and south elevation. There are two windows with stone cills proposed to the north elevation. The west (rear) elevation will have four sets of aluminium sliding doors with two timber sliding shutters with the ability to slide the full length of the rear elevation. The roof of the extension will be slate to match the existing dwelling.

Principle of Development:

The application seeks to erect a rear extension to a residential property that was originally a barn in the open countryside. Whilst Policy DMH4 of the Core Strategy relates to *"The conversions of barns and other buildings to dwellings"* it is still considered to be somewhat relevant in the determination of this application. This policy seeks to ensure that buildings/barns to be converted are *"...of sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character and appearance of the building"* and it is considered that this continues to be relevant when considering application to extend former barns, regardless of when they were converted.

In view of the above, and as detailed further below, the LPA consider that the proposed rear extension would detract from the visual quality and traditional appearance of the barn and thus the principle of this extension is not acceptable in principle

Visual Amenity and External Appearance:

Key Statement EN2 (Landscape) seeks to ensure that proposed developments are in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale and features. Similarly Policy DMG2 states *"Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting"*. Policy DMG1 requires all proposals to be sympathetic to existing and proposed land uses in terms of size, scale, massing, style and features. Furthermore Paragraph 172 of the NPPF states *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues"*

The proposed rear extension will project 6 metres rearwards of the dwelling and will have a maximum height of 5.6 metres, covering up 4 of the first floor windows on the rear elevation of the property. The rear elevation of the extension would be mainly glazed consisting of aluminium sliding doors with 12 glazed roof panels in the roof slope along with a flue.

The LPA are aware that this property benefits from its permitted development rights. However an extension to the rear of the property permitted under the GPDO would result in the reduction of the proposed extension to a maximum projection of 4 metres(or 3metres at more than single storey); reduction in height of proposed single storey (for 4 metre projection) ; removal of the glazed roof panels; removal of flue and the use of materials used in any exterior work to be of a similar

appearance to those used in construction of the exterior of the dwelling house.

Agricultural buildings are characterised by a limited number of window and door openings. Whilst it is noted that the conversion of the barn has resulted in the creation of a number of additional window and door openings, creating somewhat ordered and symmetrical fenestration of the existing building at the rear. The proposed extension seeks to introduce large aluminium glazed doors to the rear elevation and roof slope. This would not be in keeping with the original building or respect the existing fenestration details in particular the ratio between solid wall and window. The openings would not sit comfortable with the building and do not reflect local vernacular or style.

With this in mind, it is considered that the proposed extension would significantly detract from the simplistic character of the original barn by introducing an overly domestic extension that bears little resemblance to the present barn.

The application is accompanied by a statement which accepts that *"...the building is an attractive stone built dwelling, the appearance of which compliments the neighbouring converted buildings of Wolfen Mill. ..."* This statement also states that *"little if any heritage value remains due to the extent and nature of past conversion, alteration and extension"*

Whilst the application building is not Nationally Listed, or within a Conservation Area, as a result of its age and local character, it is considered that the barn is still recognisable as an agricultural building despite some of its character being eroded by its conversion and subsequent additions. As such the application property is considered to be non-designated heritage asset by the Council and previous developments should not be used to justify proposals which the LPA consider to be even more harmful to the building and landscape character of the area.

Paragraph 197 of the NPPF states that local planning authorities should take account of the "effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"

In terms of Local Policies, Key Statement EN5: Heritage Assets states that *"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place, and to wider social, cultural and environmental benefits."*

Policy DME4: Protecting Heritage Assets states that *"alterations or extensions to listed buildings or buildings of local heritage interest, or development proposal on sites within their setting which cause harm to the significance of the heritage asset will not be supported."*

The application is accompanied by a Heritage Statement which states that Wolfen Lodge is much altered, substantially rebuilt and the building now possesses a well-defined domestic character. The LPA are of the opinion that the converted barn remains a non-designated Heritage Asset due to the age and the local character in which the barn is associated with. While some characteristics may appear domestic, the application property remains unmistakably a former barn.

As such, the building still contributes to the rural nature of the area, the landscape character of the AONB and alterations to the property should conserve and enhance in a manner appropriate to their significance. It is considered that the proposed development would significantly detract from the original character and appearance of the non-designated heritage asset to the visual detriment of the open countryside and surrounding area, including the AONB. The application is therefore considered to be contrary to key Statements EN2 and EN5, as well as Policies DMG1, DMG2 and

DME4 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF.

Impact Upon Residential Amenity:

The application property is located within the open countryside, the nearest neighbouring property is located approximately 60m to the south east. Due to the distance of the dwelling from its neighbours, It is considered that the proposed development will result in any significant negative harm on the residential amenity of any neighbouring properties.

Ecology:

The application is accompanied by a bat survey dated 29.11.2018 which found evidence of roosting bats. The Councils Countryside Officer has stated that a subsequent approval shall be completed in accordance with the mitigation details within this survey.

Conclusion:

In summary, the proposed rear extension would be detrimental to the visual amenity of the area, detracting from the character and appearance of the non-designated heritage asset which is contrary to both national and local policy. The application is subsequently recommended for refusal.

RECOMMENDATION:

That planning consent be refused for the following reason:

The proposed rear extension would detract from the character and appearance of this non-designated heritage asset by introducing an overly domestic extension to the rear elevation of the barn which would be detrimental to the visual amenity of the open countryside and AONB. The proposal is therefore considered to be contrary Key Statements EN2 and EN5, and Policies DMG1, DMG2 and DME4 of the Ribble Valley Core Strategy, as well as national guidance contained within the National Planning Policy Framework.