



JUDITH DOUGLAS TOWN PLANNING LIMITED

Lower Yew Tree Farm, Alston Preston PR3 3BN



Proposed attached annexe extension.

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[Planning Statement JDTPL0169](#)

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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A PROPOSED ATTACHED ANNEXE ACCOMMODATION AT LOWER YEW TREE FARM ALSTON PRESTON PR3 3BN

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for the adaptation and extension of an existing attached domestic outbuilding to be used in connection with Lower Yew Tree Farm. The applicants are Mr Lloyd and Miss Rawstone who wish to create the annexe accommodation for Mr Lloyd's mother.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

5051 001 Existing floor plan

5051 002 Existing Elevations

5051 010 Proposed ground floor and site plan

5051 011 Proposed first Floor Plan and Elevations

Location plan

Bat survey

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is located within an area of open countryside outside the Forest of Bowland Area of Outstanding Natural Beauty as defined in the Ribble Valley Districtwide Local Plan. Lower Yew Tree Farm and the neighbouring house Lower Yew Tree Barn are on the east side of Alston Lane whilst on the west side is Alston Hall Cottages. Together they form a small group on this part of Alston Lane.
- 2.2 Lower Yew Tree Farm is a substantial dwelling with the main elevation facing south and the gable facing Alston Lane. On the west side are what appear to be original outbuildings to the former farmhouse which are now attached by a glazed link. Lower Yew Tree Farm is a substantial dwelling set within a large garden

- 2.3 A public footpath number 80 runs to the north of the site through the adjacent field travelling east from Alston Lane. Along the northern boundary of the garden separating the garden from the fields is a well-kept hedge with substantial trees.
- 2.4 Lower Yew Tree Farm and Lower Yew Tree Barn are traditional buildings built out of natural stone with blue slate roofs.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed annexe accommodation is to be created through the adaptation of part of the existing attached outbuilding and with a modest two storey extension. The extension projects 2.9m and is 4.7m wide. In height is 4.447m to the eaves and 5.77m to the ridge. The existing external stone staircase to the upper floor is replicated on the end of the extension. The extension will be constructed out of natural stone and blue slate to match the existing building.
- 3.2 The annexe accommodation is provided in the upper storey of the outbuilding and within the proposed extension and will provide a modest level of accommodation comprising a bedroom with shower room and open plan kitchen dining and lounge. The accommodation is linked to the main house via an internal staircase to a hallway on the ground floor of the extension. This also gives access to the existing parking area at the side of the house which will be shared.

4. PLANNING HISTORY

- 4.1 The relevant planning history of the site is as follows:

App no.	Address	Description	Decision
3/1989/0486	Lower Yew Tree Farm, Alston lane, Longridge, PR3 3BN	Lounge and bedroom extension	Approved no conditions 25/10/1989
3/1992/0683	Lower Yew Tree Farm, Alston lane, Longridge, PR3 3BN	Alterations and refurbishment of existing stone-built outhouse and construction of attached garage	Approved with conditions 21/01/1993
3/2001/0764	Lower Yew Tree Farm, Alston lane, Longridge, Preston	Extensions to form conservatory, heating chamber and oil storage tank (resubmission)	Approved with conditions 28/11/2001
3/2003/0275	Lower Yew Tree Farm, Alston lane, Longridge, Preston	Proposed extensions to dwelling, sitting room, heating chamber and fuel tank screen	Approved with conditions 07/05/2003
3/2016/0497	Lower Yew Tree Farm, Alston lane, Longridge, PR3 3BN	Proposed single storey extension to form kitchen, summer snug and alterations to existing barn to form guest accommodation.	Approved with conditions 18/07/2016

5 DEVELOPMENT PLAN POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

Core Strategy (2014)

5.2 The following policies are of relevance to the proposal:

- Key Statement EN2: Landscape seeks to protect the landscape and character of the Area of Outstanding Natural Beauty.
- Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMH5: Residential and curtilage extensions –must accord with policy DMG1 and any relevant designations within which the site is located.
- Policy DME2: Landscape and Townscape protection – seeks to protect important landscape and landscape features.
- Policy DME3: Site and species protection and conservation-seeks to prevent harm to species protected by law.

7 EVALUATION

- 7.1 The main issues to be considered relating to the development are the size and design of the annexe accommodation to the main dwelling, the impact on the visual qualities of the landscape, the occupancy and after-use of the annex accommodation, and protected species.
- 7.2 The proposed annexe accommodation is designed to accommodate Mr Lloyd's mother so that she can live with her family on a permanent basis. It provides a modest level of accommodation. The glazing in the upper floor of the extension provides good natural light to the main living area and provides views across the surrounding landscape. As it is attached to the main dwelling the annexe would be suitable for a number of future alternative uses such as a gym or home office when no longer required as an annexe. This is compliant with policy DMH5.
- 7.3 The majority of the accommodation will be formed within the existing building. The design of the extension is such that it appears subordinate to the original outbuilding. The ridge line is lower than the main ridge line and the walls are set in from the existing building so that it will be possible to read which is the original building and which is a later addition. The windows in the west elevation are small in size to reflect the existing opening at the upper level. The existing stone staircase on the north elevation is reconstructed on the new gable. See photograph 1 of the existing external stair.



1 North elevation of outbuilding with external staircase.

7.4 On the East elevation of the outbuilding there is currently an attached garage projecting a 90 degrees to the building. The proposed extension will be seen in the context of the of this domestic garage will be screened by a fir tree. See photograph 2. The extension will also be seen against the back drop of the main dwelling which is a substantial property see photograph 3. The proposed extension is appropriate in this context and accords with the requirement of policy DMG1.



2 East elevation with garage and fir tree



3 Outbuilding in the context of the main dwelling.

- 7.5 The proposed extension is on the northern side of the existing building. The nearest dwellings is Lower Yew Tree Barn which is to the south of the site. There will be no increase in overlooking of that property as a result of the development as there are no new windows which would look directly into the adjacent property. The proposed development will not affect the residential amenity of the neighbours through loss of outlook, light or privacy. The proposal complies with the requirements of policy DMG1
- 7.6 The perimeter of the garden is surrounded by a well-kept hedge and large trees. The field boundaries in the immediate are mostly defined by hedges with trees and this is a strong feature of the landscape. Glimpsed views of Lower Yew Tree Farm are possible from the public footpath which crosses the field to the north. The proposed extension will be well-screened from the footpath by existing trees and hedging. See photograph 4. When viewed from the wider landscape the proposed extension will appear as a small addition to this former farm group which include a large farmhouse, its outbuildings and the large barn conversion. The proposed extension will have no adverse impact on the quality of the landscape and complies with the requirements of Key Statement EN2 and Policy DME2.



4. Yew Tree Farm looking south from the public footpath

7.7 As the proposed development involves the alteration to a building a bat survey has been carried out. Although the area will have some bat activity, based on the scoping survey the proposed disruption to the gable and roof verge will not result in the loss or disruption of a bat roost or remove any high value foraging potential. The scale of the proposed extension will not impact on any foraging or commute routes. It is not considered necessary for any further survey effort, and no mitigation is required. However, it is recommended that in order to boost the roost potential in the locality that the bat roost enhancement be incorporated in the The development complies with the requirements of policy DME3

8 CONCLUSION

8.1 The proposed annexe accommodation fully accords with the policies of the Core Strategy. The annexe accommodation is designed in form and materials to complement the rural location and the vernacular architecture of this former farmstead. It is proportionate in size and scale to the main host dwelling and capable of future use and alternative ancillary accommodation when it is no longer required. As we have described the proposal accords with Key Statement EN2, policies DMG1, DMH5, DME2 and DME3.