



JUDITH DOUGLAS TOWN PLANNING LIMITED

Withgill House, Withgill Fold, Withgill, Clitheroe BB7 3LW



Proposed alterations to domestic outbuilding/annexe to reinstate garage doors and insert patio doors, retrospective application for the retention of pergolas. Retrospective application for minor extension of the domestic curtilage.

Planning Statement JDTPLO227

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR PROPOSED ALTERATIONS TO DOMESTIC OUTBUILDING/ANNEXE TO REINSTATE GARAGE DOORS, INSERT PATIO DOORS, RETROSPECTIVE APPLICATION FOR THE RETENTION OF PERGOLAS. RETROSPECTIVE APPLICATION FOR MINOR EXTENSION OF THE DOMESTIC CURTLAGES.

AT WITHGILL HOUSE, WITHGILL FOLD, CLITHEORE BB7 3LW

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for proposed alterations to the existing domestic outbuilding at Withgill House and to regularise previous alterations carried out without planning permission.
- 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:
Survey drawing plans and elevations as existing ADM/20/10/0.
Planning scheme proposed plan and elevation ADM/20/10/02A
Location plan.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 Withgill House is a large semi-detached property set within a large garden area. A large detached outbuilding is set within the garden to the south west of the house. Withgill House is positioned to the south of the group of dwellings at Withgill Fold. Vehicle access is along a private road which is also a bridleway which passes along the eastern side of the group of dwellings. It is situated within an area designated as open countryside in the adopted Ribble Valley Housing and Economic Development, Development Plan Document close to the Area of Outstanding Natural Beauty.
- 2.2 Withgill House was the original farmhouse at Withgill. The farmhouse had traditional stone barns and outbuildings and newer modern farm buildings to the north of the group. In the 1990's the traditional farm buildings at Withgill were converted into dwellings and the farming activities and modern farm building were developed to the north. The creation of the garden area at Withgill house and the outbuilding date from this period of comprehensive development in the 1990's

3.0 PLANNING POLICY

3.1 The adopted development plan is the Ribble Valley Core Strategy of December 2014, covering the period from 2008 to 2028 and the Housing and Economic Development, Development Plan Document.

3.2 The following policies from the Core Strategy are the main policies relevant to the proposal.

- Key Statement EN2: Landscape
- Policy DMG1- General considerations
- Policy DME2: Landscape and townscape protection
- DMH5: Residential and Curtilage Extensions

4.0 SITE HISTORY

4.1 The planning history relevant to the proposal below is taken from the Council's website.

App No.	Address	Proposal	Decision
3/1996/0221	Withgill House, Mitton Road, Withgill, Clitheroe	Proposed change of use of land and erection of double garage and implements store	Approved with conditions date : 12/06/1996
3/1996/0474	Withgill House, Mitton Road, Withgill, Clitheroe	Amendments to previously approved details of garage and implements store (reference 3/96/0221) re-submission	Refused date : 12/09/1996 Appeal dismissed
3/1997/0489	Withgill House, Mitton Road, Withgill, Clitheroe	Window revisions and rooflights to existing garage	Approved with conditions date : 11/09/1997
3/1999/0611	Withgill House, Mitton Road, Withgill, Clitheroe	Erection of a polytunnel	Approved with conditions date : 07/10/1999

5.0 THE PROPOSED DEVELOPMENT

- 5.1 This application is intended to regularise minor alterations that have occurred to the building and garden since the 1990's. This relates to the addition of wooden pergolas on the southern and northern elevations. Part of the pergola on the southern elevation of the outbuilding and a small area of garden next to it was located on land which did not form part of the residential curtilage. This application seeks permission in retrospect for this very minor extension to the residential curtilage.
- 5.2 Part of the ground floor of the outbuilding has previously been adapted from garaging and storage to storage and annexe accommodation. This included the replacement of garage doors with windows on the northern elevation. It is now proposed to reinstate the garage doors and revert back to using part of the ground floor for garaging. It is also proposed to add patio doors on the west elevation in place of a small window. There is no proposal to alter the size of the building and no change of use is proposed. The applicant's mother is 93. The ground floor of the annexe has been designed to accommodate her when she visits or for her full time use if the need arises.

6 EVALUATION

- 6.1 Planning permission was granted for the proposed change of use of land and the erection of a double garage and implements store in 1996. Permitted development rights for future alterations to the building were removed by condition. The addition of the pergolas and the alteration of the garage doors to windows would have been in breach of condition 4 of 3/1996/0221. The applicant recalls that this work was done about 20 years ago. The creation of the garden area close to the pergola on the south side of the building would have also required planning permission as it was slightly beyond the boundary of the land granted permission to be used as residential curtilage under 3/1996/0221. This extension to the curtilage occurred about 20 years ago.
- 6.2 Withgill House comprises a large lounge, large dining kitchen, back kitchen, cloakroom, study, 4 large bedrooms one en-suite bathroom, 2 storage rooms and porch. The outbuilding is proportionate in size to this large house. As the survey drawing shows the outbuilding is currently used as annexe accommodation over the ground and upper floor with ancillary domestic space at the ground floor. The proposal is to reinstate the garaging at ground floor and provide ground floor level annexe/guest accommodation. The first-floor space is proposed to be used for ancillary domestic uses as gym, office and cinema. To carry out these changes, planning permission is required for the physical alterations to the exterior of

the building to provide patio doors to the bedroom and garage doors to the garage. This is because permitted development rights for alterations to the building were removed.

- 6.3 The main issue to be considered in this application is whether the retention of the pergolas, the minor extension to the domestic curtilage and the proposed external alterations to the building would have any adverse impact on the character of the building and the visual qualities of the landscape. It is also a material consideration that the pergolas and extension of domestic curtilage occurred more than 10 years ago. The google earth image below from 2002 shows the area of formal garden to the south of the outbuilding in place at this date. The pergolas are just about discernible.



Google Earth circa 2002

- 6.4 Withgill House stands within a group of former farm buildings now converted to dwellings and known as Withgill Fold. A public bridleway runs along the access road to Withgill Fold and to the east of the property. The garden and land belonging to Withgill House is surrounded by mature hedges and is planted with trees so that the outbuilding is not particularly visible in the landscape. Photographs 1 and 2 show the southern area of land belonging to Withgill House. The trees and hedges have substantially matured since 1996 providing effective screening of the outbuilding and garden.



Google Earth 28/06/2018



1 Looking south west across the garden towards the bridleway.



2 Looking south east across the garden to the entrance off the access road.

- 6.4 The pergolas are attached to the north and southern elevations of the outbuilding and project approximately 2m. They are positioned beneath the eaves and slope away from the building. The pergolas are an open structure used to support climbing plants. On the southern elevation there is stone paving beneath and a small area of planted garden adjacent see photograph 3. The pergola is a similar height to the nearby beech hedges. When the photographs 3 and 4 were taken the beech hedges were not in leaf. It will not be possible to see through the beech hedges once they are in leaf. The pergolas form part of this mature planting scheme around the outbuilding which adds character to the setting of the buildings at Withgill House.



3 The southern elevation of the outbuilding. The pergola is part of a mature planting scheme.



4 The northern elevation of the outbuilding. The pergola is a similar height to the adjacent beech hedge.



5. Southern pergola surrounding hedge and trees in leaf.

- 6.5 The proposed patio doors are on the western elevation of the building which again is very well screen from the surrounding landscape. See photograph 6 The insertion of patio doors will have an insignificant impact on the visual qualities of the area qualities of the area.
- 6.6 It is proposed to reinstate the wooden garage doors the design incorporating solid vertical boards. These will be hung within the existing openings. See photograph 7.



6. Western elevation well screened by hedging.



7 Garage doors to be reinstated in the north elevation.

7 CONCLUSION

- 7.1 There have been minor alterations to the building since it was constructed in the 1990's and these were carried out about 20 years ago. As we have demonstrated the pergolas and the minimal extension to the curtilage of the of the dwelling have had no significant impact on the character of the property or the visual qualities of the surrounding landscape. The proposal to reinstate the garage doors in the northern elevation and provide patio doors in the western elevation will similarly have no significant impact on the landscape. The proposal is fully compliant with Key Statement EN2 and policies DME2 and DMH5 which seek to protect the landscape quality. As the alteration to the building do not involve a change of use and the insertion of the patio doors will have no effect on the neighbouring properties the proposal is compliant with policy DMG1 and DMH5.
- 7.2 We have demonstrated that the proposed alterations to the domestic outbuilding/annexe to reinstate garaging and provide patio doors and retrospective permission for the retention of pergolas and minor extension of the domestic curtilage fully complies with the requirements of the Council's Core Strategy.