

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs. BB7 2LL

Paul Derbyshire Dip.Surv.

tel: 07976 771297

e-mail: pdcc@hotmail.co.uk

Application for Permission in Principle

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) (Amendment) Order 2017

DESIGN STATEMENT – REVISION A

Client:

Dr Nicholas Roberts & Dr Teresa Roberts

Project Title:

Proposed House Within Existing Garden, The Old Barn, Bowfields Lane, Balderstone, Lancs., BB2 7LW

OS Grid Reference:

E 363277 N 432092

INTRODUCTION

The Old Barn is located within the boundaries of Ribble Valley Borough Council, in the village of Balderstone, at the north-western side of Mellor electoral ward. The property is within a grouping of 5no dwellings developed from the original Balderstone Grange Farm complex. The buildings comprise the original farmhouse and converted ancillary buildings located around the central yard.

The Old Barn is a semi-detached property located at the southern end of this development. The site area of the property is 2965m² (0.2965 hectares). The majority of the site area is lawned garden with several mature trees located on the south and east boundaries of the garden.

Access to the property is via a short private driveway off the unclassified highway, Bowfields Lane. In addition to the dwelling there is a detached double garage in the north-east corner of the site.

Historically the proposed development site was attached the Balderstone Grange estate house and farm. Photographic evidence from the 1940s shows the area being utilised as a kitchen garden (<http://mario.lancashire.gov.uk/agsmario/>). In the 1960s the area is taken up by single storey livestock and storage buildings. These buildings are indicated on the Land Registry deed plan. The buildings have since been demolished, although the foundations and floor slabs are still in-situ. The floor slabs have been overlaid with turf and there are now mature trees around the boundary of the area, which were introduced around the time of the conversion of the farm buildings in the early 1990s.

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PHOTOGRAPHIC INFORMATION



Overhead aerial view – Googlemaps



Aerial view from south-east – Google Earth

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PLANNING HISTORY

The conversion of The Old Barn to a dwelling was approved on 8th March 1990 (3/1989/0760), although this should not be considered in isolation.

There have been a number of planning applications for the Balderstone Grange Farm site, which need to be considered, as they form a significant building grouping within Balderstone village. The main focus of available planning history for Balderstone Grange Farm is around the period 1989 – 1992.

3/1989/0716	Conversion of redundant barns & bungalow to form 2no dwellings.	Approval
3/1989/0760	Conversion of redundant barn to form 2no dwellings.	Approval
3/1989/0776	Conversion of building to holiday homes	Withdrawn
3/1989/0777	Proposed garage and granny flat / proposed garage.	Approval
3/1989/0979	Conversion of building into golf club / farmland into golf course	Withdrawn
3/1990/0372	Conversion of building into golf club / farmland into golf course	Approved
3/1990/0407	Conversion of building into golf club / farmland into golf course	Withdrawn
3/1991/0488	Conversion of garage and flat to dwelling / proposed garages	Approved
3/1991/0489	Conversion of garage and flat to dwelling / proposed garages	Approved
3/1991/0527	Conversion of redundant farm building to 3no dwellings	Refused
3/1991/0528	Conversion of redundant farm building to 3no dwellings	Refused
3/1992/0126	Conversion of garage and flat to dwelling	Approved
3/1992/0423	Conversion of 2no barns to holiday homes	Withdrawn
3/2003/1039	Alteration to doors and windows	Approved

The main house to the former estate, Balderstone Grange is immediately adjacent to the farm complex and there have been planning applications here too.

3/2000/0397	Conversion of The Orangery to dwelling	Approved
3/2004/0316	Change of use of stores to day nursery	Approved
3/2016/0450	Proposed detached garage and annexe	Approved

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PLANNING POLICY APPRAISAL

The RVBC planning policy map indicates that policies ENV3 & G5 are relevant to the property. These references have been superseded by new designation as Key Statements under the document "Core Strategy 2008 – 2028: A Local Plan for Ribble Valley" as follows:

ENV3:

- EN2 Landscape.
- DME2 Site & Species Protection and Conservation.

G5:

- DS1 Development Strategy.
- DMG2 Strategic Considerations.

Consideration of these Key Statements in relation to the property

1. EN2 specifically refers to The Forest Of Bowland AONB, and as such can be discounted from consideration.
2. DME2 deals with the preservation of important landscape and features (stone walling, hedgerows, ponds, woodland, etc.).

This has minimal relevance to the property given the residential use of the land.

3. DS1 is the primary development strategy for RVBC identifying the hierarchy for preferred development with the Borough. In addition to the major settlements of Clitheroe, Longridge & Whalley there are 32 defined settlements. The larger 9 settlements defined as Tier 1, with the remainder as Tier 2. Balderstone is not a defined settlement and as such falls within the area of open countryside (Green Belt).

The proposed development site is within the defined residential curtilage of the existing property, so is effectively not open countryside.

4. DMG2 deals with strategic housing development within the borough and requires that any development outside of defined settlements has to be justified as needed locally, either economically or socially.

Although the site is not in a defined settlement, it is bounded by an existing residential curtilage and the property is part of a small, well established, grouping of 5no dwellings. If you include Balderstone Grange, Little Ease, Over Ease and The Orangery there are 10 registered residential postal addresses within a 200m radius. The site is also with 300m of St. Leonard's Church at the centre of Balderstone.

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Although Balderstone is not classed as a defined settlement in the RVBC planning policy, the fact that it has a church signifies it as a village for planning purposes; as noted by a definition stated in a 2019 planning appeal case precedent set by the Planning Inspectorate (APP/B3438/W/18/3211000). This village designation allows national planning policy to be considered.

National Planning Policy Framework 2019 paragraph 145 (e) identifies exceptions to development restrictions within Green Belt land as *"limited infilling in villages"*.

National Planning Policy Framework 2019 paragraph 145 (g) identifies exceptions to development restrictions within Green Belt land as *"limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use"*.

Leading on from paragraph 145 (g) National Planning Policy Framework 2019 Annexe 2, Glossary defines previously developed land.

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes:

- (i) land that is or has been occupied by agricultural or forestry buildings;*
- (ii) land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;*
- (iii) land in built-up areas such as private residential gardens, parks, recreation grounds and allotments;*
- (iv) land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time".*

Appraisal of the applicable planning policy

Although the site originally contained buildings it cannot be considered as previously developed land by applying NPPF 145 (g) due to the exclusions (i), (iii) & (iv). Support for the proposed development is considered using NPPF 145(e).

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PRELIMINARY PROPOSAL DESIGN CONSIDERATIONS

The proposed dwelling would be located toward the south-east corner of the plot, away from the existing dwelling to provide privacy and take advantage of the natural screening on the boundary provided by the existing trees.

The proposed building would be in a design to match the adjacent, existing converted farm buildings utilising natural slate roofing and natural stone walling. The scale of the proposed building would be in keeping with existing barn structures.

Access to the property would be designed to accommodate fire fighting vehicles and there would be sufficient parking and manoeuvring space for 3no vehicles on site.

The existing trees would be supplemented with low level planting and hedgerow, using native species, to enhance the screening of the site. Nesting boxes would also be incorporated into the building design and landscaping for birds and bats.

SUMMARY

- The proposal will be of a sympathetic design and suitable scale so as not to detract from the existing building grouping of Balderstone Grange Farm.
- The proposal is not excessive in terms of density, and the residential amenity of the surrounding area is not adversely affected.
- The proposal is within the established, defined garden area of the existing dwelling and does not encroach on to open land.
- The proposed development is within the residential confines of Balderstone village.
- The environmental impact of the proposal is minimal, with the existing trees being retained and the introduction of supplementary planting.
- There is nominal visual impact from the proposal due to the natural screening provided by the existing trees.

SIGNED: Paul Derbyshire *Dip.Surv.*

DATED: 15th March 2020

