

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0371	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/06/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Single storey extension, external alterations and conversion of part of the garage to games room and home office.
Site Address/Location:	Skirden Hall Barn Wigglesworth Road Slaidburn BD23 4SX

CONSULTATIONS:	Parish/Town Council
No comments received within the consultation period	
LCC HIGHWAYS:	
No objections	

CONSULTATIONS:	Additional Representations.
No comments received within the consultation period.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement EN2-Landscape Policy DMG1 – General Considerations Policy DMH5 – Residential & Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/1990/0927- CONVERSION OF BARN ADJACENT TO FARMHOUSE TO FORM ONE DWELLING- Approved with Conditions 3/1992/0222- DOUBLE GARAGE AND STORE- Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The dwelling the proposal relates to is a barn with a detached garage. The application site is located within the Forest of Bowland AONB and is accessed off a gated shared access.
Proposed Development for which consent is sought: Consent is sought for the erection of a single storey extension to the front of the property that links the barn to the garage. The extension projects forwards of the front elevation by 2.8m and measures 9.3m in length. The extension will have a lean-to roof and will measure 2.5m at the eaves and 3.5m at the highest point. The extension will be mainly glazing with an oak frame and will have a slate roof. The northeast elevation will attach to the garage and this elevation will be constructed with stone.

Alterations to the garage are as follows:

- Reduction in height of one door opening.
- Infilling the second door opening.
- One Velux roof light to the front roof slope and one to rear roof slope.
- One new window within apex of southeast elevation of the garage
- One new window in northwest elevation of the garage.

Impact Upon Residential Amenity:

As the work relates to the northwest elevation of the property and the closest neighbours are to the northeast on the opposite site of the barn and garage it is considered that the development will have minimal impact on the neighbouring dwellings.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

The application property was previously an agricultural barn granted permission to be converted to a dwelling in 1990. Consent was granted in 1992 for the erection of a detached garage and this has been constructed and the works relate to this garage as well as the barn. The barn has not undergone any changes since its original conversion and still retains its inherent agricultural character. Therefore, the main consideration in determining this application is the impact of the proposals on the character and appearance of the building.

Historic England’s guidelines for ‘Adapting Traditional Farm Buildings’ states that ‘extensions should be avoided if they compromise the character and setting of the farm building and instead consider extensions and new buildings that work with and enhance the historic plan form of the farmstead.

The proposed extension is to be constructed using mainly glazing with an oak frame. The roof of the extension will be slate to match the barn roof. It is considered that the proposed development would result in a significant amount of glazing at ground floor on an elevation where the openings have been limited to three at ground floor. With approximately half of the elevation having no openings at ground or first floor. The introduction of such a significant amount of glazing is inappropriate considering that most agricultural barns benefit from a minimal number of openings.

Considering the above the proposed extension would result in significant harm to the character of this traditional farm building and would neither conserve nor enhance its inherent character. The extension would impact the simple and traditional character of the barn by creating an inappropriate and incongruous extension. As a result the development would also be harmful to the character of the Forest of Bowland AONB.

Notwithstanding the above it is considered that the works to the garage do have some impact on the character of the property, but the harm is not so significant enough to warrant refusal of these elements of the scheme.

Observations/Consideration of Matters Raised/Conclusion:

In conclusion, as set out above the proposed development will be significantly detrimental to the visual amenity and character of the area and host building as such the proposal does not comply with policies DMG1 or DMH5 of the Ribble Valley Core Strategy.

RECOMMENDATION:	That planning consent be refused for the following reason(s)
01	The proposed development, by virtue of its design and elevational language, would result in an unsympathetic and discordant addition that would be harmful to the character and appearance of the host building and the surrounding area contrary to policies DMG1 and Policy DMH5 of the Ribble Valley Core Strategy.