

Planning Department

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Date 28th June 2021

Ref 2063 LRVBC 210628

Dear Sirs

2063 4 The Old Granary

Stanton Andrews is retained by Becca and Nick Marr ('the applicant') to submit a householder planning application in connection with the extension of 4 The Old Granary, Withgill Fold, Withgill, Clitheroe, BB7 3LW

The planning application is made to Ribble Valley Borough Council (RVBC) and relates to the red edged application site boundary as detailed on the submitted location plan (dg. Ref.2063/EX00).

The purpose of this document is to present a planning overview of the proposed development, which will look to demonstrate that the principle of the development complies with the provisions of the relevant policies of the adopted development plan. In addition, the statement will seek to demonstrate that there should be no technical reasons which could hinder the grant of planning permission.

This document should be read in conjunction with the following submitted drawn information:

- Planning and Justification Statement (this document);
- Location Plan; Dg. Ref. 2063/EX00
- Existing Plans/Elevations; Dg. Ref. 2063/EX01
- Proposed Plans; Dg. Ref. 2063/PL01
- Proposed Elevations; Dg. Ref. 2063/PL02
- Visualisation study;

Existing Site

The application site is a 3 storey end of terrace converted barn in Withgill Fold near Clitheroe. The current kitchen, which is on the middle floor, is 2.7 x 4 m with no space for dining and no connection to the main garden. The adjoining properties are all similar and face onto a courtyard.

Proposal

It is proposed that the property has a single storey side extension, with a kitchen/dining room and utility/pantry behind. The space between the kitchen and the main house becomes the relocated front entrance into the house.

We propose that the extension will use materials and details that match the existing. The roof will be pitched to match the existing house and nearby garage.

Pre-application advice

Pre-application advice in relation to this scheme was received from Laura Eastwood of Ribble Valley Borough Council on the 23rd June 2021 (RV/2021/ENQ/00026). The pre-application advice offered guidance in relation to the acceptability of the principle of development and the material planning factors to be considered as part of any application.

In general, the pre-application response advised that :

- *the extension or alteration of an existing dwelling in the open countryside is acceptable in principle;*
- *40% increase in volume over the existing dwelling ... consider it to be quite a significant addition;*
- *it has a flat roof and is set down slightly I consider that its impact would still be harmful;*
- *site is located outside the AONB however is quite close to the boundary and still lies within a rural area of open countryside. It is considered that the introduction of a modern extension as proposed would be an incongruous feature against the back drop of traditional rural buildings and would not be in keeping with the character of the surrounding area.*

Response to pre-app

The size of the extension has been reduced, the floor area and volume increase is 32% - floor area increased by 47.8 sqm (from 149.5sqm to 197.3 sqm) and volume increase by 196 m3 (from 600 m3 to 796 m3).

The flat roof has been replaced with a pitched roof similar to the properties on each side so the proposal can be seen as in keeping with the character of the surrounding area.

The relationship with the AONB we believe is overstated, see figure 1 over-leaf. Whilst the property could be considered to be closer than most to the boundary of the AONB, it is clear that there is still some distance between the AONB - being on the other side of two main roads (Chipping Road and an ancillary road that then serves Withgill Fold and others). Furthermore, between the site and the AONB is Withgill Farm which conceals the property from view from any public standpoint within the AONB or surrounding road network. There are also no public rights of way (PROW) passing the site with the closest PROW passing behind the neighbouring properties to the east.



Figure 1 :- aerial view showing application site in relation to the neighbouring farm, settlement, AONB and public rights of way (PROW)

PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

This statement considers the application proposals against the Ribble Valley Core Strategy (RVCS) which forms the central document of the Local Development Framework which establishes the vision, underlying objectives and key principles that will guide the development within the area to 2028, the National Planning Policy Framework (NPPF) and other material considerations.

The relevant policies from the RVCS are :-

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMH4 – The conversion of barns and other buildings to dwellings

Policy DMH5 – Residential and Curtilage Extensions

In terms of Policies DMG1 and DMH5, the extension or alteration of an existing dwelling in the open countryside is acceptable in principle, subject to an assessment of design, impact on residential amenity and any associated highway safety issues.

DMH4 outlines specifically the criteria in which the conversion of this type of building is deemed acceptable; the building should not be isolated in the landscape, the materials and character of the building must be worthy of retention, the building must be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building.

National Planning Policy Framework

The proposed development is subject to a number of current planning policies. Most significant of these is the presumption in favour of sustainable development which is enshrined in the NPPF - a statement of government policy in relation to planning matters. This overarching policy requirement is carried through to all local development plan policies. One of the core principles of the document is encouraging the effective use of land by reusing previously developed land. It is considered that the present proposal makes a contribution to meeting this aim.

Section 12 of the NPPF indicates the importance the government attaches to achieving good design which is considered to be a key aspect of sustainable development. The applicants have employed a firm of local architects with an established track record in the conversion of traditional buildings to ensure this aim is achieved.

Paragraph 127 states:-

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

MATERIAL CONSIDERATIONS

The property is not listed or within a conservation area or the AONB. There is no relevant planning history on RVBC's planning website.

There is a supplementary planning guide 'Extension and alterations to dwellings'. This suggests a limit to extensions of 75% which is greater than that being proposed. The SPG also suggests that the impact on neighbours will be assessed using the methodology produced by the BRE. This exercise has been undertaken and has shown to NOT overshadow the neighbouring properties.

6 Other Matters

A review of the local level validation checklist has been undertaken and it is understood that the development does not constitute a householder proposal that will trigger a protected species survey, flood risk assessment or heritage statement. It is not anticipated at this stage that any other technical reports need to be undertaken.

7 Summary

The proposed development is deemed to constitute appropriate development and has been carefully designed through a rigorous process to ensure that the extensions proposed are suitable for their setting whilst responding directly to the applicants brief.

Our client is keen to ensure that this planning application can proceed with the Council's support for the development wherever possible. The proposal, as set out in the supporting documentation, has been considered alongside relevant core strategy policies and other material considerations; as well as being amended to suit comments from the pre-application feedback received on the 23rd April 2021.

It is requested that the proposals submitted herein be considered by officers. Once reviewed, and if necessary, we would welcome the opportunity to discuss any matters in more detail during the planning period.

We trust this is all to your satisfaction.

Yours sincerely

Charles Stanton RIBA
for and on behalf of Stanton Andrews Ltd

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