

Brockthorn, Wigglesworth Road, Slaidburn BD23  
4SX.

Proposed single storey extension to north elevation.

LPA reference 3/2021/0745.

Householder Planning Appeal Statement

December 2021

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## **APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

**BY**

**MR MARTYN SCHOFIELD, AGAINST THE REFUSAL OF RIBBLE VALLEY BOROUGH COUNCIL TO GRANT PLANNING PERMISSION FOR PROPOSED SINGLE STOREY EXTENSION TO NORTH ELEVATION.**

### **1.0 INTRODUCTION**

- 1.1 The application the subject of this appeal was received by Ribble Valley Borough Council on the 15<sup>th</sup> of July 2021 and given the reference number 3/2021/0745. The application sought planning permission to extend the existing dwelling by adding a modest ground floor single storey extension.
- 1.2 The Local Planning Authority refused to grant planning permission on the 1<sup>st</sup> of October 2021 for the single reason given on the decision notice.
- 1.3 This statement describes the site and its surroundings and the relevant planning guidance. The planning issues will be discussed before arriving at the conclusion that the development accords with the development plan and national planning policy. Consequently, it is concluded that the appeal should be allowed.

### **2.0 APPEAL SITE AND SURROUNDINGS**

- 2.1 The site is located within the open countryside and the Area of Outstanding Natural Beauty as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 1 mile south-west of the village of Tosside and approximately 5.5 miles north-east of the village of Slaidburn.
- 2.2 The building is a dwelling created as a barn conversion and forms part of a group of former farm buildings with the farmhouse at Brockthorn. The south elevation of the building faces the B6478 Wigglesworth Road whilst the north elevation faces the open fields and forest plantation of Gisbrun Forest. There are no public footpaths near to the site.
- 2.3 The barn is constructed out of coursed natural stone with a blue slate roof the window and door heads are constructed in stone. The barn is separated from Wigglesworth Road by a stone boundary wall. The vehicle access and parking area is on the north side of the building. See photographs 1 and 2.



1 Brockthorn north elevation



2 Brockthorn north elevation looking west

### **3.0 SITE HISTORY**

- 3.1 3/2020/0383 Conversion of barn to one dwelling approved 15<sup>th</sup> of September 2020.
- 3.2 The appellant engaged in pre-application discussions with the Council's Senior Planning Officer Adam Birkett. A drawing was submitted for comment which included a boot room and sheltered area combined. The Planning Officer indicated that the scheme was likely to be acceptable if the sheltered area was removed from the scheme. See appendix 1 drawing 3987-02C

### **4.0 PROPOSED DEVELOPMENT**

- 4.1 The planning application sought permission for a modest single storey boot room on the north elevation of the barn measuring 3m by 3.2m constructed out of stone with a blue slate single pitched lean-to roof. The side elevation each have one small window and the entrance door is fully glazed.

### **5.0 PLANNING POLICY**

- 5.1 The Development Plan for the purposes of this appeal is the adopted Ribble Valley Core Strategy. The decision notice refers to policies DMG1, DMH4 and DMH5.

### **6.0 THE APPELLANT'S CASE**

- 6.1 The main issue in this appeal is the effect of the extension on the character and appearance of the host dwelling.
- 6.2 The Core Strategy policy on barn and rural building conversions to dwellings is DMH4. This policy does not cover the situation where further development is proposed after the building has been converted. This policy is not referred to in the Council's Delegated Item file report although it is included in the reason for refusal. See Appendix 2 Delegated Item File Report Dated 29/09/2021. The relevant policies are DMH5 and DMG1. DMH5 requires proposals to extend or alter existing residential properties to accord with policy DMG1 and any relevant designations within which the site is located. The sections of DMG1 relevant to this appeal are design and environment.

- 6.3 The site is within the Area of Outstanding Natural Beauty Key Statement EN2: Landscape requires development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style features and building materials.
- 6.4 The conversion to a dwelling has been carried out sensitively and the building retains a strong agricultural character which reflects the vernacular style. The three main buildings at Brockthorn and the barn conversion a little way to the north form an attractive group adjacent to Wigglesworth Road. The main features of these buildings are their simple form two storeys in height and their construction materials being stone and slate. They are visually linked together by stone boundary walls.
- 6.5 The area at the north of the barn provides the parking area. The kitchen door is the most frequently use door. The proposed boot room will provide a sheltered area to take of outdoor boots and wet weather clothing. This will be particularly useful when the applicant is tending the surrounding land.
- 6.6 Lean to extensions area commonly found on traditional agricultural barns as they simple to construct. The introduction of a sympathetically designed single storey extension simple in form, constructed out of stone and slate on the north elevation of the building will not harm and will preserve the agricultural character of the building. It is small in scale and subservient to the main building.
- 6.7 The north elevation of the building is in a slight dip with the surrounding land rising to the north, west and east. The ground floor of the north elevation is also screened front the road by the stone boundary wall. This ensures that the proposed extension will not be prominent in the landscape and will not appear as a significant addition. The palette of materials and the form and scale of the extension reflects the vernacular style as required by Policy DMG1 and Policy EN2. Policy EN2 requires development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials which we have demonstrated this proposal achieves.
- 6.8 The rural character of the north elevation of this former agricultural building has been retained when it was converted. The modest addition proposed, simple in form, would not cause material harm to the overall appearance and character of the dwelling or the

wider complex of buildings. It follows that the development will not cause any material harm to the character of the area or the visual qualities of the Area of Outstanding Natural Beauty. In this regards the proposal is in conformity with the Core Strategy objectives of DMG1, DMH5 and EN2. The proposal also accords with the requirement of paragraph 172 of the NPPF which emphasises that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

6.9 There were no objections to the development from neighbouring residents.

## **7.0 SUMMARY AND CONCLUSION**

7.1 This statement has justified the acceptability of planning application reference 3/2021/0745 which sought permission for a single storey extension.

7.2 We have demonstrated that the proposed development will have no adverse impact on the character of the host building or the quality and appearance of the landscape of the Area of Outstanding Natural Beauty. We have demonstrated that the form, design and use of materials in the proposal is appropriate to the building and its rural location.

7.3 The proposal fully accords with the requirements of policies DMG1, DMH5 and Key Statement EN2 of Ribble Valley Core Strategy and paragraph 172 of the NPPF. We respectfully request that the appeal is allowed.

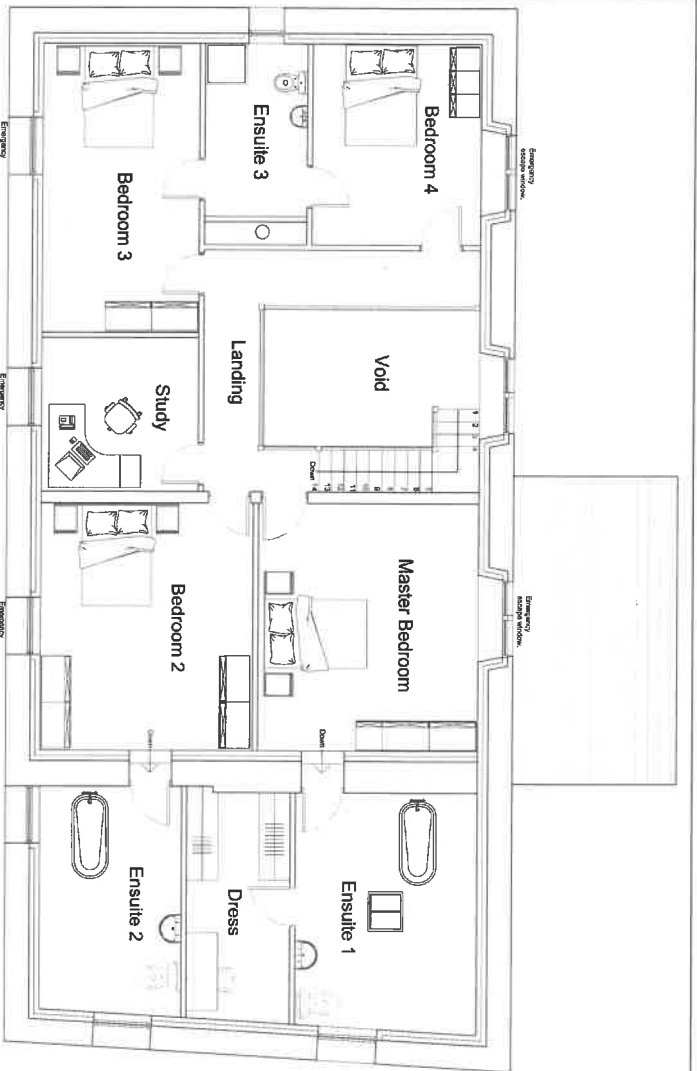
## **Appendices**

Appendix 1 Pre-application drawing 3987-02C

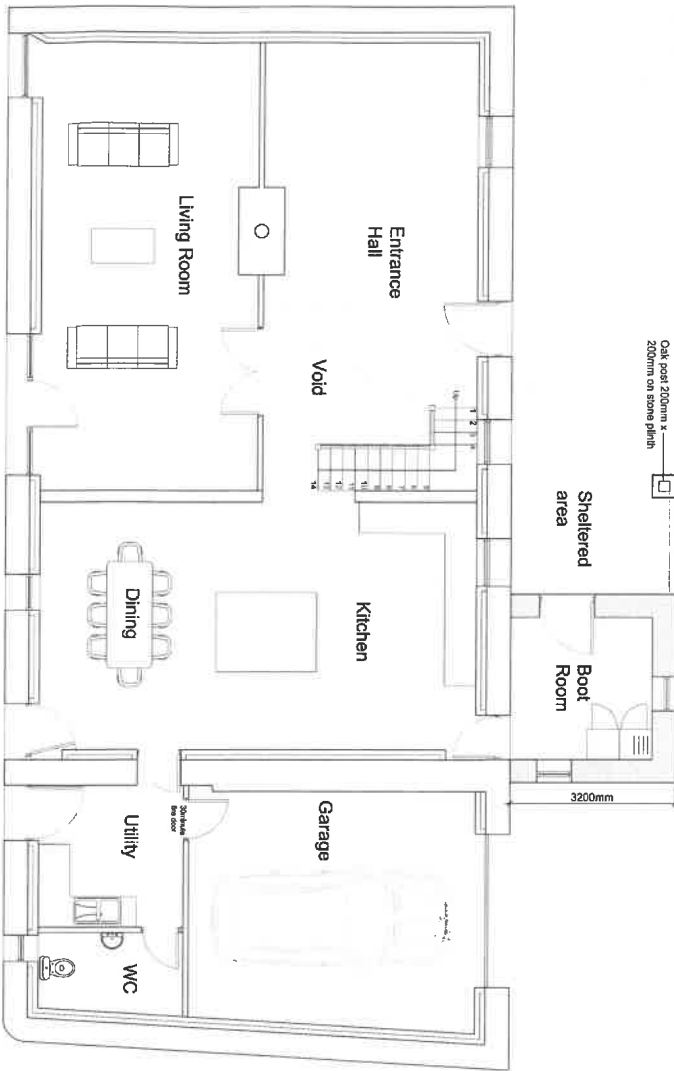
Appendix 2 Delegated Item File Report Dated 29/09/2021

**JUDITH DOUGLAS TOWN PLANNING LTD**

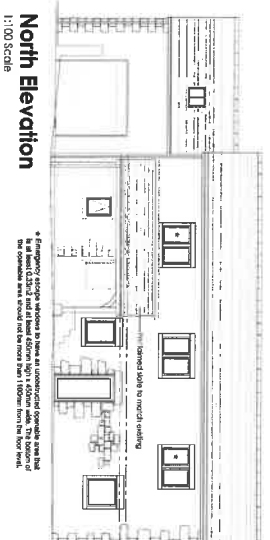
**DECEMBER 2021**



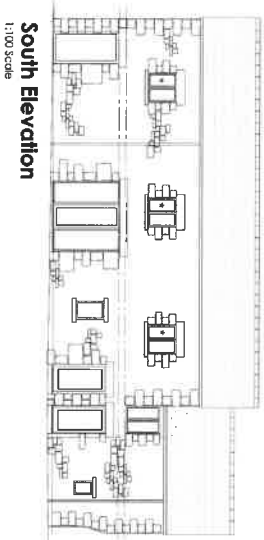
**First Floor Plan**  
1:50 Scale



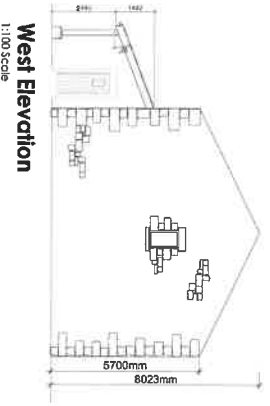
**Ground Floor Plan**  
1:50 Scale



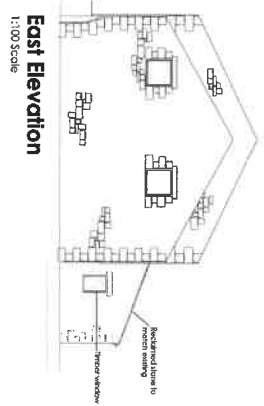
**North Elevation**  
1:100 Scale



**South Elevation**  
1:100 Scale



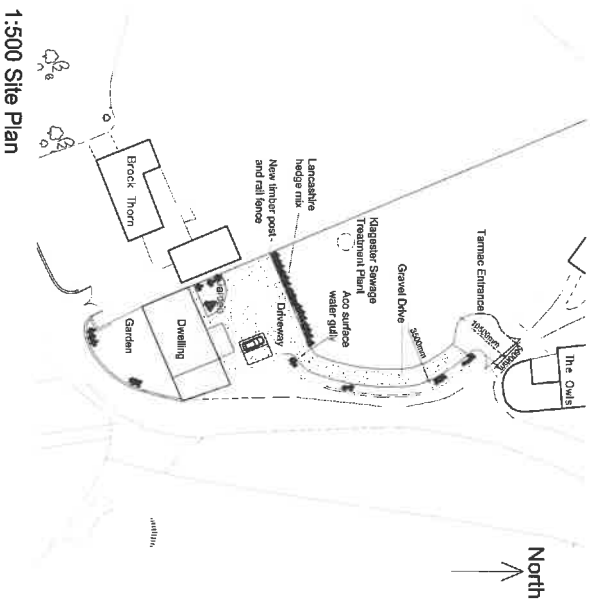
**West Elevation**  
1:100 Scale



**East Elevation**  
1:100 Scale



- NATIVE BUILTHERBS LIST**
- Species to include:
1. Andropogon Canadensis
  2. Carex flacca
  3. Carex lasiocarpa
  4. Carex lasiocarpa
  5. Carex lasiocarpa
  6. Carex lasiocarpa



**1:500 Site Plan**

Mr C. Matthews in office 06.08.2019  
 Mr J. Matthews in office 06.08.2019  
 Mr A. Matthews in office 06.08.2019  
 Mr A. Matthews in office 06.08.2019  
 Mr A. Matthews in office 06.08.2019

Mr Malyn Schofield  
 Proposed Barn Conversion  
 Brook Thorn Barn  
 Torside

3987-02C

30th June 2018

3987-02C

