

Woodseave Barn, Page Fold, off Cross Lane, Waddington,
BB7 3JH



Proposed single storey rear extension to barn conversion.

Planning Statement

July 2021

JDTPL0253

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southf

1.0 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs Taylor for the removal of an existing extension on the rear of the barn conversion and to it replace with a new single storey extension to provide additional kitchen and dining space together with the insertion of roof-lights. Woodseave Barn was granted planning permission to be converted from an agricultural barn to a dwelling in the 1999 reference 3/1999/0008P. Conditions attached to the permission removed permitted development rights for future alterations and extensions. This is the reason that planning permission is now sought.

1.2 The application should be read in conjunction with:

5388 - Woodseave - Design and Access Statement Version 1.2

5388-01 Site Location Plan

5388_02B Existing Elevations

5388-01-05C Proposed Plan and Elevations

5388-01-06B Proposed visuals 1 and 2 (on approach)

5388-01-07B Proposed visuals 3 and 4

Preliminary Bat Roost Assessment Report

1.3 This Statement will describe the site and surroundings and the planning history of the development of the site. The proposed development being proposed will be described and the relevant planning policies will then be discussed.

2.0 SITE AND SURROUNDINGS

2.1 Woodseave Barn is a detached dwelling created as a barn conversion set within a large garden. On the western side is a single storey outbuilding which was formerly stables. To the south of the property are two further dwellings, the original farmhouse and another barn conversion. Vehicle access is off a private lane from Cross Lane. A public footpath runs northwest from the access road on the northern side of Woodseave Barn another runs through the garden then to the southwest.

2.2 The property is within an area designated as Area of Outstanding Natural Beauty in the Council's Housing and Economic Development, Development Plan Document. (HEDDPD).

2.3 The site is in flood zone 1 an area least likely to flood.

3.0 PLANNING SITE HISTORY

3.1 The following site history has been taken from the Council's website

3/1999/0008	Mr K Bradley	Ridge Page Fold Barn, Cross Lane, Bashall Eaves	Barn conversion to form one dwelling, including new garage and septic tank. Stables to be stone clad and re-roofed	Approved with conditions 26/05/1999
3/2000/0771	Mr K Bradley	Ridge Page Fold Barn, Cross Lane, Bashall Eaves	New septic tank and soakaway serving residential barn conversion with planning permission	Approved no conditions 13/12/2000
3/2001/0043	Mr K Bradley	Ridge Page Fold Barn, Cross Lane, Bashall Eaves	New chimney, reposition approved new window to gable including new velux roof light (revisions to approved barn conversion).	Approved with conditions 12.03/2001
3/2013/0381	Mrs J Bradley	Woods Eave Barn, Page Fold, Cross Lane Waddington	Proposed two-storey side extension forming granny flat annex	Refused 19/06/2013
3/2015/0769	Mr and Mrs Taylor	Woodseave Barn, Page Fold, Off Cross Lane, Waddington	Alteration of existing window to create a new front door. Alterations to existing cart opening to improve appearance including removal of double patio doors.	Approved with conditions 21/12/2015
3/2017/0923	Mr and Mrs Taylor	Woodseave Barn, Page Fold, Off Cross Lane, Waddington	Erection of lean-to oak frame porch	Refused 08/11/2017

4 THE DEVELOPMENT PLAN

4.1 The adopted development plan is the Ribble Valley Core Strategy of December 2014, covering the period from 2008 to 2028.

4.2 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
 - Policy DME3: Site and Species Protection and Conservation
 - Policy DMH5: Residential and Curtilage Extensions

4.3 The National Planning Policy Framework 2021 is also relevant

5 PRE-APPLICATION ADVICE

5.1 Pre-application advice was sought from the Council prior to the submission of this application. The advice reference RV/2021/ENQ/00046 dated 24/06/21 confirmed that the proposed extension and alterations “do not raise any significant conflicts with the adopted development plan.” The Officer confirmed: “It is my view that the proposed extension successfully reflects the local vernacular, responds positively to and would enhance the character and appearance of the original dwelling. The proposal successfully reinstalls a more rural language upon an elevation which at present I consider to be very domestic in appearance. The overall form of the extension is reflective of a typical lean-to catslide addition found on similar properties within the Borough.” See appendix.

6 EVALUATION

6.1 The main planning issues are whether the proposed lean-to extension displays a high standard of building design and is sympathetic to the host dwelling and whether the alterations affect the visual qualities of the area generally.

Character

6.2 Woodseave Barn was a detached stone barn which formed part of the former farmstead at Page Fold. It retains the original wagon entrance on the southwest elevation which faces the public footpath. The barn is a full two storeys in height and has a small single storey double pitched single storey addition on the rear northeast elevation. The barn has a single ridge line and a double pitched roof. It has a simple form and is constructed out of local stone with a slate roof.

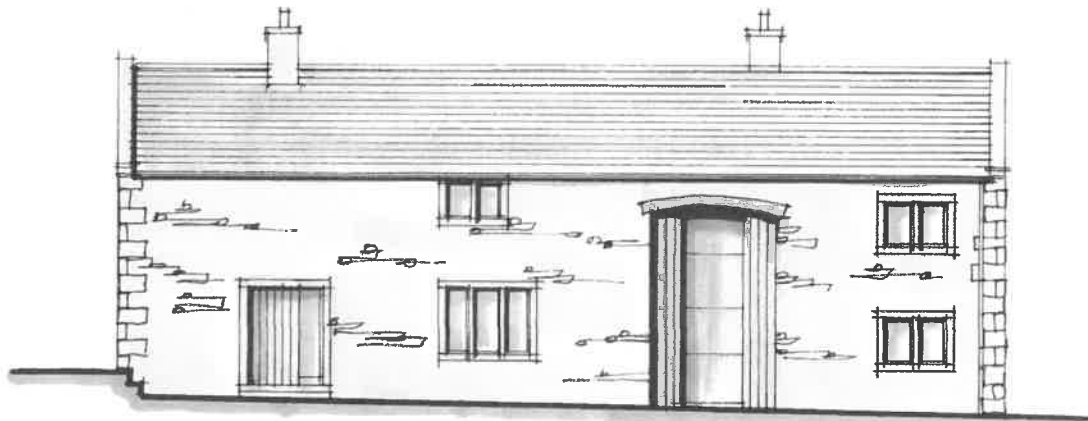


Figure 1 Existing South West Elevation

6.3 It is not uncommon for barns of this size to have simple lean-to extensions added to a main elevation by the farmer as extra space was required or as farming practices changed. The proposed extension follows the form, mass and proportions of extensions found on traditional agricultural building often seen in the area and part of the local vernacular.

6.4 The introduction of the traditional lean-to extension on the rear of the barn will strengthen its agricultural character. Barns typically have few openings at first floor often relying on glass slates or rooflights to light the interior of the building. The proposal will reduce the number of first floor openings on the rear elevation of the barn from four to one, replacing these with rooflights. The openings on the proposed extension are agricultural rather than domestic in scale so that overall, the addition of the extension will lead to an enhancement in character.

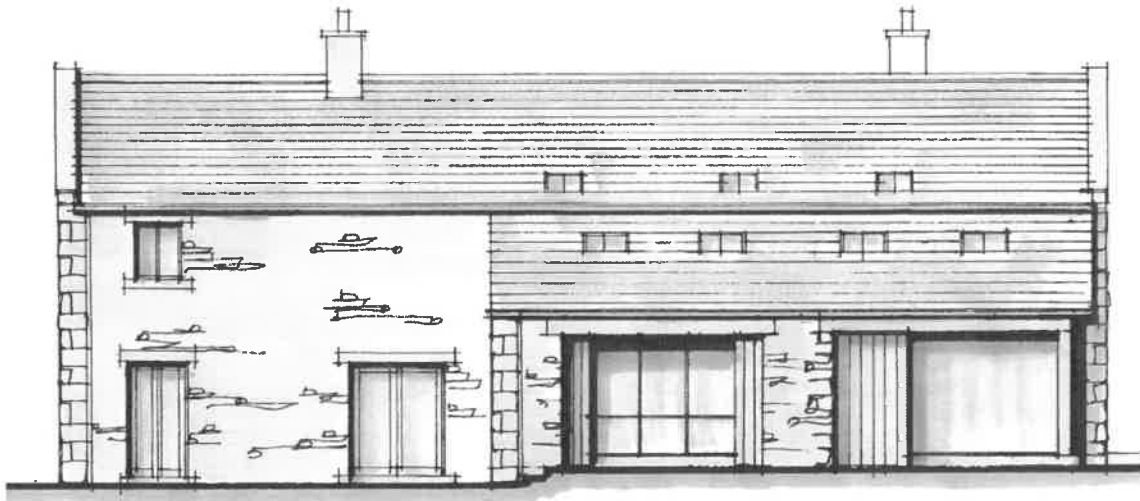


Figure 2 Proposed North East / Rear Elevation

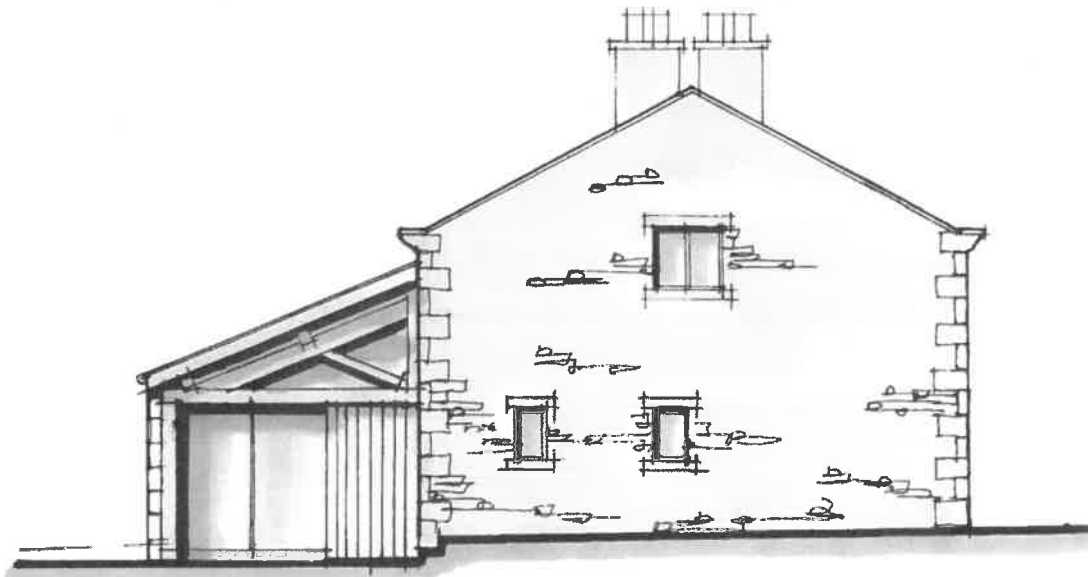


Figure 3 Proposed North West Elevation

Examples of this approach

6.5 A lean-to extension was approved at the barn conversion The River House Balderstone. This had an existing lean-to on the building reference 3/2015/1039. See figure 4.



Fig 4 Lean-to extension on the rear of The River House (a barn conversion) approved under 3/2015/1039.

6.6 Another example of permission for a lean-to extension this time on the gable of the barn conversion can be found at Barnsteads Barn reference 3/2017/0655

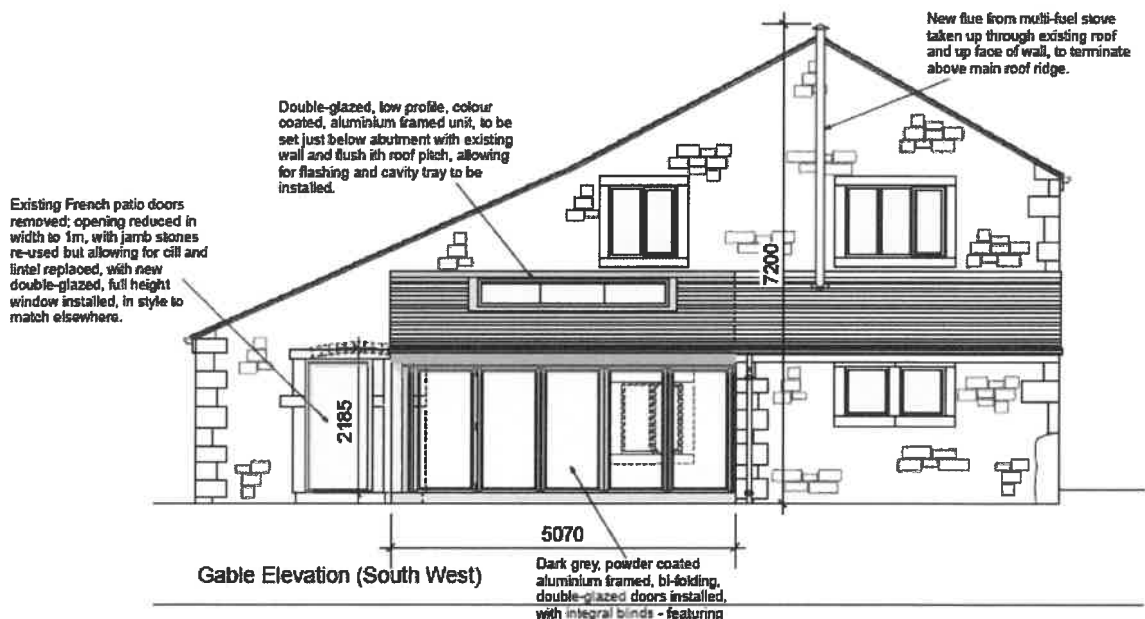


Fig 5 Lean-to extension of the gable of Barnsteads Barn approved under 3/2017/0655

6.7 We accept that each planning application should be treated on its own merits. The examples above show barn conversions which have received planning permission for later extensions

once the building has been converted. The pre-application advice we receive confirmed that in principle the extension of the Woodseave Barn as proposed, is acceptable and retains and enhances the agricultural appearance of the barn conversion. Since the pre-application advice was issued, we have made minor amendments to the scheme which has further strengthen the agricultural character of the proposal. See Design and Access Statement for a more detailed description.

- 6.8 The proposed extension is a single lean-to extension in place of the existing extension on the rear elevation of the building. The overall measurements are 9.6m by 3.75m and the height to the eaves is 2.9m. The highest part of the roof of the extension sits neatly beneath the main eaves of the building and is set in to keep visible the quoins stones. The extension is simple and functional in appearance.

Impact on landscape and visual amenity

- 6.9 The proposed extension is modest in size when compared to the mass of the main barn. As such the extension is not disproportionate nor does it dominate the rear elevation. The land beyond to the north east/rear elevation is slightly rising so that the extension will appear to nestled into the landscape. When viewed from public vantage points nearby the extension will appear as a small addition, agricultural in form and wholly in character with the host building and this group of former farm buildings.
- 6.10 Key statement EN2 of the adopted development plan, states that proposals located within the AONB '*will need to contribute to the conservation of the natural beauty of the area*' further stating that '*As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials*'. The proposed extension will enhance the appearance of the barn and contribute positively to the visual qualities of the area of Outstanding Natural Beauty. The proposal complies with the requirements of Key Statement EN2 and policy DME2
- 6.11 Policy DMH4 the Conversion of barns and other buildings to dwellings is often referred to when extensions to barn conversion are being considered. However, this policy is drafted to relate to planning applications for the conversion of agricultural buildings to dwellings. Once the barn has been converted the policy no longer has relevance. The appropriate policies to apply are DMH5: Residential and curtilage extensions and DMG1: General Considerations. As we have demonstrated the proposed extension accords with the policies relating to the

AONB and so the proposal accords with DMH5 in this respect. The proposal displays a high standard of design and is sympathetic to the existing building in terms of its scale, massing, style features and building materials. The proposal has no effect on access or parking requirements. The building is sufficiently far away from its neighbours for the development to have no discernible impact. The proposal complies with the requirements of Policy DMG1.

Protected species

- 6.12 Preliminary Bat Roost Assessment Report is submitted with this application. It confirms that no evidence was recorded to suggest bats were roosting within the building. No bats were observed or recorded using the building for roosting. The building is considered to be of negligible potential for roosting bats. The proposal complies with the requirements of policy DME3 Site and Species Protection and Conservation.

7 CONCLUSION

- 7.1 The proposed lean-to extension is a high-quality design which reflects the agricultural character of the building. In terms of size, form, design and appearance it would share an acceptable relationship with the host property and the surrounding area in accordance with the requirements of Core Strategy policies DMG1, DMH5, EN2, DME2 and DME3.

