



JUDITH DOUGLAS TOWN PLANNING LIMITED

Seedalls Farmhouse, Eaves Hall Lane, West Bradford BB7 3JG.



Proposed extension, replacement porch, alterations to dwelling, replacement of outbuildings with annexe and garage/store.

Planning Design and Access Statement

JDTPL0304

August 2021

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive, West Bradford, Clitheroe, Lancashire,  
BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: [judith@jdouglastownplanning.co.uk](mailto:judith@jdouglastownplanning.co.uk)

Website: [www.jdouglastownplanning.co.uk](http://www.jdouglastownplanning.co.uk)

## **1.0 INTRODUCTION**

- 1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs Evans. Mr and Mrs Evan live at Seedalls Farm with their four young sons and keep various livestock on their holding. The applicants wish to renovate and update the property so that it is suitable for family life. The existing garage/stables and garage/store are at the end of their useful life and the applicants wish to replace these with new buildings to suit the needs of their family.
- 1.2 This Statement will describe the site and surroundings and the planning history of the site. The development being proposed will be described and the relevant planning policies will then be discussed.
- 1.3 The application should be read in conjunction with the following plans and documents:
- OS location plan 6320-L01
  - 6320-E01 - Farmhouse plans and Elevations
  - 6320 E02 Outbuilding and Garage
  - 6320 P01A Proposed House Extension
  - 6320 P02 Existing and proposed site plans
  - 6320 P03 Proposed Annex
  - 6320 P04 Proposed Garage
  - 6320 P07 Proposed Site Plan - Householder
  - 6320 P10 Proposed Site Plan - Full Scheme
  - Bat survey
  - Heritage Statement

## **2.0 SITE DESCRIPTION**

- 2.1 Seedalls Farm is situated at the end of Moor Lane (Eaves Hall Lane) West Bradford on the northern side of the road. It comprises the main dwelling Seedalls Farmhouse a traditional stone built former farmhouse and attached barn, a detached garage and stables as well as another detached garage/storage building. Adjacent to west of Seedalls Farmhouse is another dwelling, a timber clad bungalow set within its own garden area and with pedestrian access off the track at the end of Moor Lane also within the applicants' ownership. This application relates to the farmhouse, the detached garage and stables and the detached garage/storage building all of which are within the curtilage of the farmhouse. The main vehicle access to Seedalls Farmhouse is between the farmhouse and the bungalow. There is a second vehicle access to the east which leads to the rear of the farmhouse.
- 2.2 Seedalls Farm was a traditional stone farmhouse with an attached barn. The farmhouse appears to have been at the eastern end of the building with the barn at the western end. The whole building is now one dwelling. There is a former wagon entrance in the south elevation of the building in what appears to have been the barn. This is now covered by a large porch/conservatory. The building is constructed out of random stone and the stonework is similar on the 'house' and on the 'barn'. Windows and doors have stone surrounds, the corners of the building are finished with quoin stones and the chimney stacks are also of stone. See image 1. The southern elevation was until recently painted white with black paint around the windows. See image 2.
- 2.3 The northern elevation of the building is also stone but was unpainted see image 3. The front roof slope is covered in blue slate and the rear roof slope is covered in stone slate over the 'house' and blue slate over the 'barn'. On the eastern gable is a simple lean-to constructed out of stone with a blue slate roof.
- 2.4 At the rear of the house is an area of concrete hardstanding beyond which is a small area of garden with the field beyond. To the northwest of the house is a large, detached garage and stable and to the west is another garage and store. See image 4.
- 2.5 The main garden area is to the south of the property between the south elevation and the access road. The access to the site is also a public footpath.

- 2.6 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). The site is within an area described as Moorland Fringe in the Forest of Bowland Landscape Character Areas.



**Image 1: South elevation**



**Image 2 : South elevation prior to paint removal**





**Image 3: North Elevation**



**Image 4: Detached garage and stable and detached garage and store.**

### **3.0 PROPOSED DEVELOPMENT**

- 3.1 There are three elements to the proposed development, house extensions and alterations, the construction of single storey annexe accommodation and the construction of a garage/store. The proposed house extensions comprise a first-floor extension over the existing lean-to which joins up to a single storey extension on the south elevation creating a 'cat-slide' roof. The extension of the south elevation projects by a modest 3.8m and is 7.6m wide. The extension is to be constructed in natural stone to match the existing with stone surrounds around the openings and a natural blue slate roof.
- 3.2 A new open porch is proposed over the former arched wagon entrance to replace the existing porch/conservatory. The proposed porch projects less than half of the length of the existing and is the same width. The porch is to be constructed with oak posts and a blue slate roof.
- 3.3 The existing garage and stables has an 'L' shaped footprint. The overall measurements are 12.65m by 9.45m and 4.5m to the ridge. The proposed annexe is single storey, and the footprint is also 'L' shaped. The proposed annexe has overall measurements of 14m by 9.8m and is 5m to the ridge. The existing garge and store has a footprint of 10.018m by 6.5m and is 3.05m to the ridge. The proposed garage/store has a footprint of 10m by 6.6 with a ridge height of 5m.
- 3.4 The proposed annex and the proposed garage/and store are positioned in the same location as the buildings they replace building over the existing footprint. The materials for both buildings are natural stone walls, blue slate roofs, stone detailing around windows and doors and stone quoins on the corners of the buildings, The windows are upvc with conservation rooflights. For the annexe the feature glazing will have an oak frame with hardwood windows.
- 3.5 There remains ample parking at the rear of the house in addition to the proposed garage. The garage is provided with an electric vehicle charging point and cycle storage.

### **4.0 PRE-APPLICATION ADVICE**

- 4.1 Pre-application advice was received on the 6<sup>th</sup> July 2021. The advice was supportive of the design of the proposed house extension. A porch to replace the existing extension over the wagon entrance also received support the design of the porch has now been revised. In principle the creation of annexe accommodation was supported however concern was expressed in regard to the height of the annexe accommodation which has now been reduced.

---

## 5 PLANNING POLICY

- 5.1 The Development Plan for this site is the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

### *Core Strategy (2014)*

- 5.2 The following policies are of relevance to the proposal.

- Key Statement EN2 (Landscape) Any development will need to contribute to the conservation of the natural beauty of the AONB
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DME2 (Landscape & townscape protection) development should enhance local landscapes
- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DMH5 (Residential and curtilage extensions). Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located. Annexed accommodation should provide a modest level of accommodation and must be capable of a use which is ancillary to the main dwelling when circumstances change.

- 5.3 National Planning Policy Framework (NPPF) Section 12 of the NPPF relates to the design of developments with emphasis placed on the linkages between good design and sustainable development.

## 6 EVALUATION

6.1 The main planning issues to be considered in the determination of this planning application are:

- The principle of the development
- The design of the proposal
- Visual impact-the impact of the proposal on the quality of the landscape.
- Ecology

### The principle of the development

6.2 Seedalls Farmhouse appears to have originally been a farmhouse and attached barn that was substantially altered in the 1970's. It is a full two storeys in height and has one continuous roof slope except for the gable lean-to and the front conservatory/porch. It is essentially a one room deep building. The window placements and sizes on the south elevation are very regular. They appear to have been introduced in the 1970's. The main entrance is through a large conservatory/porch which covers the original wagon entrance of the barn.



**Image 5. Main entrance showing the arched top of the former wagon entrance which is now covered by the conservatory.**



- 5.3 It is not uncommon for farmhouses and barns of this size to have simple lean-to extensions on the main elevation as a 'cat slide' roof. The proposed extension provides a first floor over the existing lean-to on the gable. The ridge is set down so that it appears subservient to the main building and reads as a later addition. The front roof slope is designed as a 'cat slide' from the extension and across the part of the front of the building. This will improve the rural character of the building. The agricultural character of the building is significantly enhanced by the removal of the incongruous conservatory/porch and replacement with the proposed oak framed porch and the proposed extension. The additions are minimal give the overall scale of the building.
- 5.4 The alterations to the building in the 1970's included the landscaping of the south garden area and construction of a swimming pool. This is the main private outdoor space to the dwelling. The planting introduced at that time has now matured to create a secluded garden which is screened from the public footpath by mature trees and shrubs. It also provides significance screening of the south elevation of the building.
- 5.5 The proposed annexe accommodation replaces a large, combined garage and stables building. Mrs Evans explains the need for the annexe accommodation as follows:

*"As a large family with four active boys aged 10, 9, 7 and 6, our lives are constantly on the go. All the boys play a big part in community sports activities, and we often need to split ourselves into several pieces just to ensure that we can meet their needs while they are young and thriving. Our parents (the boys' grandparents) play a vital role in helping us transport the boys to multiple activities which often clash times or maintaining our stable home life with ensuring meals are prepared and the farm is kept running to a high standard. Jon is in the construction trade and is generally out before 6am each morning and our parents often help out with the morning routine on the farm whilst I support the boys to feed and muck out their animals and get ready for school. Our parents do have a long journey to get here and with early starts/late evenings it would be much easier if they could stay over so they do not need to travel so early in the morning or later in the evening which will become more problematic when the dark winter months draw in. They occasionally stay in our box room (which means the boys are forced to share) but this is not ideal as they need their own facilities and somewhere to have an uninterrupted rest when they need it.*

---

*My mother was diagnosed with a form of leukaemia just before the pandemic hit and was in Christie's for intense chemo in isolation for 6 weeks. She is currently in remission and awaiting a bone marrow transplant and it has really supported her physical and mental well-being to have a focus with our family and this rural location has enabled her to take things at her own pace and potter in the gardens and breathe in this wonderful fresh air. In the future she may need our support and the ground floor annexe would provide the ideal location for mum to recuperate with a support network around her and a calm and simple environment. It would also be a helping hand for my dad and reassuring to know he is not alone as a carer as we will be there to support them both, as mum travels on her road to recovery."*

5.6 Clearly the annexe accommodation will enhance life for all three generations of this family. The annexe accommodation is modest providing two ground floor bedroom and a space saving kitchen, dining and living area. The garden and parking areas are to be shared and there is a close functional relationship between the annexe and the main dwelling. Given the large size of the family, there is the clear possibility that the annexe could be used by the applicants' children as they get older or adapted for ancillary use for recreational or other purposes. The proposal is compliant with the requirements of policy DMH5.

5.7 The proposed garage and store replaces an existing building and is in principle acceptable.

### Design

5.8 The pre-application advice recommended that a heritage assessment was commissioned to accompany the application. A heritage statement including an assessment has been provided. This describes the history of the building and describes the level of change that has been undertaken in the past. There has been a high level of alterations to the building in the past. As has already been touched upon the proposed domestic extension to the house will enhance the character of the building through the removal of the unsympathetic conservatory/ porch on the south elevation. The proposed domestic extension including a 'cat-slide' roof reflects the character of traditional buildings in the area. The replacement porch is much reduced in size as compared to the existing and has been designed to complement the feature glazing of the annexe. The proposed extensions will result in an overall improvement to the appearance of the dwelling.

5.9 The existing outbuildings are substantial in size and constructed out of inferior materials which were partly painted white making them prominent in the landscape. The replacements for these buildings are of a similar footprint. They remain single storey, simple in form and

will be constructed out of high-quality natural materials. The proposed outbuildings will enhance the appearance of the site.

Visual impact/ landscape quality.

- 5.10 The proposed extensions and the replacement outbuildings will not be particularly visual in the landscape or from close quarter along the public footpath. The southern elevation of the house is well screen by existing vegetation and the outbuildings are towards the rear of the property and to the rear of Seedalls Bungalow. The proposed extensions have been designed to reflect the traditional character of buildings in the area and use natural materials which will blend into the landscape. The removal of the dilapidated outbuildings and their replacement with the proposed annexe and garage/store will enhance the visual qualities of the landscape.
- 5.11 The field boundaries in the immediate area are denoted by hedges and some trees. This means that from intermediate or long-range views the proposed extensions and outbuildings will not be particularly visible in the landscape. The proposal complies with the requirements of Key Statement EN2 and Policy DME2.



**Image 6** Looking west along the footpath. This shows the natural screening which already exists near to the site. The access to Seedalls Farmhouse is off to the right.

### Ecology

- 5.12 A bat survey of the whole site and the neighbouring Seedalls Bungalow has been carried out. The report concludes *“The farm appears to be located in an optimal location for bat forage habitat. However, the result from the emergence survey showed a surprising lack of activity, possibly due to the elevation of the property and being on the edge of moorland. The buildings do not provide high quality bat roost habitat either for hibernation or summer roosts, no current or historic signs of bat presence were evident. The demolition of the garage /stable, outbuilding, bungalow and lean to will not result in the loss of any bat roost habitat nor will it result in any disturbance to the local bat population. The scale of the proposals will not impact on any existing commute / forage routes. No further survey effort is required nor is mitigation necessary.”* The proposal is compliant with the requirements of Key Statement EN4 and policy DME3.

## **6 CONCLUSIONS**

- 6.1 The proposed development has been designed sympathetically and will enhance the visual qualities of the existing dwelling and its setting within the Area of Outstanding Natural Beauty. The annexe accommodation replaces an existing outbuilding of a similar size and provides a modest level of accommodation. The design of the building is such that it can easily be adapted to another ancillary domestic use if circumstances change. The development has the potential to improve the visual quality of the landscape by removing poor-quality domestic outbuildings and replacing them with suitably designed high quality new outbuildings. The development will have no adverse impact on the landscape and will improve the appearance of the group of buildings.
- 6.2 The development contributes positively to the character of the AONB. We have demonstrated the proposed development complies with the requirements of the Core Strategy and the NPPF and as such planning permission should be granted.